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May 26, 2022  
File: D30-008-2022

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW**

Dear Sir/Madam:

**Re: Amendment to the Zoning By-law – Innovative Planning Solutions Inc. on behalf of Tran Group - 667, 669, 673 and 675 Yonge Street, Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of Thursday, May 05, 2022 submitted by Innovative Planning Solutions Inc., on behalf of Tran Group, for a proposed Amendment to the Zoning By-law for lands located at 667, 669, 673 and 675 Yonge Street, Barrie.

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 21, 2022 at 7:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Tran Group, for lands known municipally as 667, 669, 673 and 675 Yonge Street..

The subject lands are legally described as Lots 5, 6, 7 and 8, Concession 12, on Plan 1213. The parcels are collectively 0.0517 hectares in area, with frontage of 90 metres along Yonge Street and 50 metres along Montgomery Drive. The site is comprised of four (4) lots with an existing single detached dwelling on each lot.

The subject lands are located in the Painswick South Planning Area in the City's Official Plan and are designated on Schedule 'A' as 'Residential' and as 'Primary Intensification Corridor' on Schedule 'I'.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit the development of an 8 storey mixed use residential building with ground level commercial uses.

The proposed site-specific zoning standards include:

| <b>Standards/Provisions<br/>(MU2 Zone)</b>       | <b>Required</b>   | <b>Proposed</b>                |
|--|---|--------------------------------|
| Maximum Side Yard Setback                        | 3 metres  | Increased to 7.5 metres        |
| Minimum Side Yard Setback to a Daylight Triangle | 3 metres  | Reduced to 0.6 metres          |
| Rear Façade Step-back                            | 45 degree angular plane above 7.5m using minimum 3 metre step-backs | 3 metre step-backs not applied |
| Minimum Coverage for Commercial Uses             | 50% of the gross floor area of the ground level                     | Reduced to 46.7%               |
| Minimum Setback to an Underground Parking Garage | 3 metres to daylight triangle                                       | Reduced to 0.6 metres          |

The application and submission material is available for viewing on the [Proposed Developments](http://www.barrie.ca/ProposedDevelopments) webpage on the City's website under **Ward 9 – 667 – 675 Yonge Street** at the following link: [www.barrie.ca/ProposedDevelopments](http://www.barrie.ca/ProposedDevelopments)

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **Monday, June 20, 2022 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Monday, June 13, 2022 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if approved by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

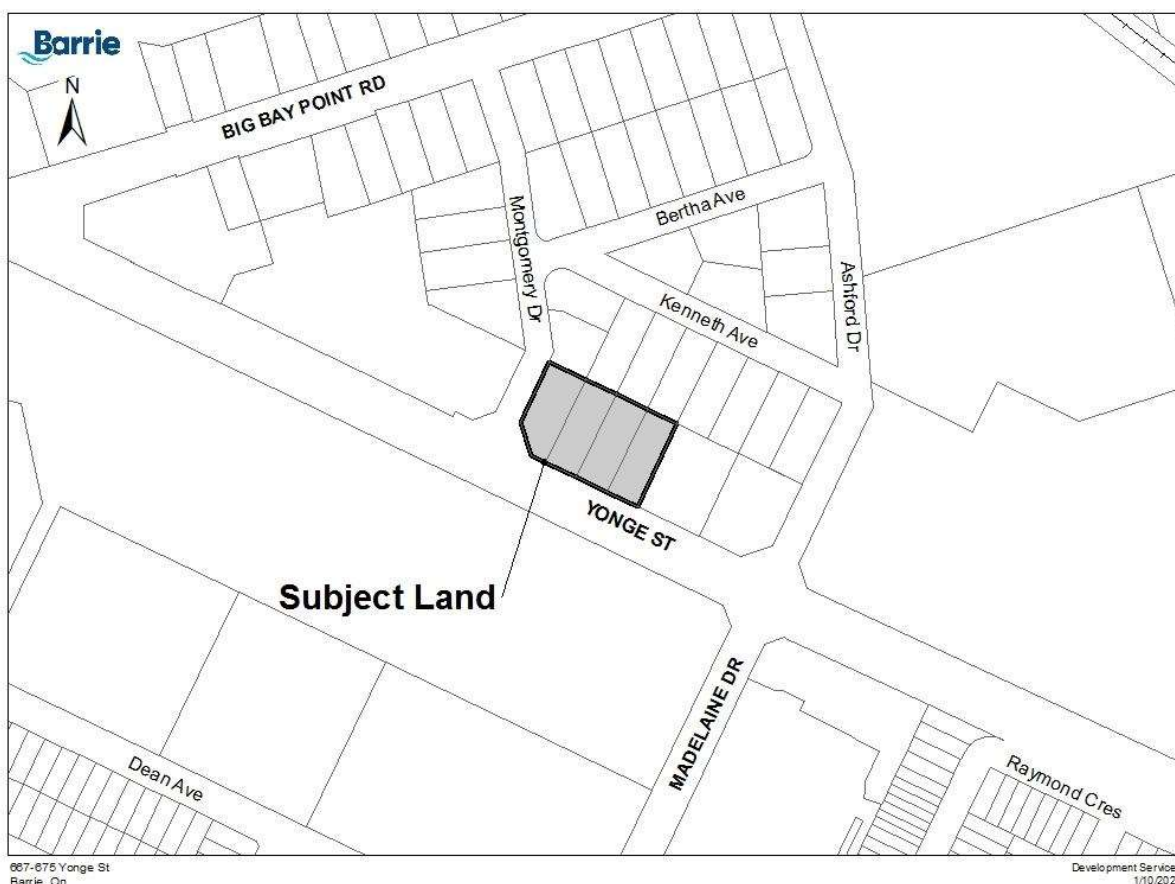
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person wishing further information or clarification with regard to the proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

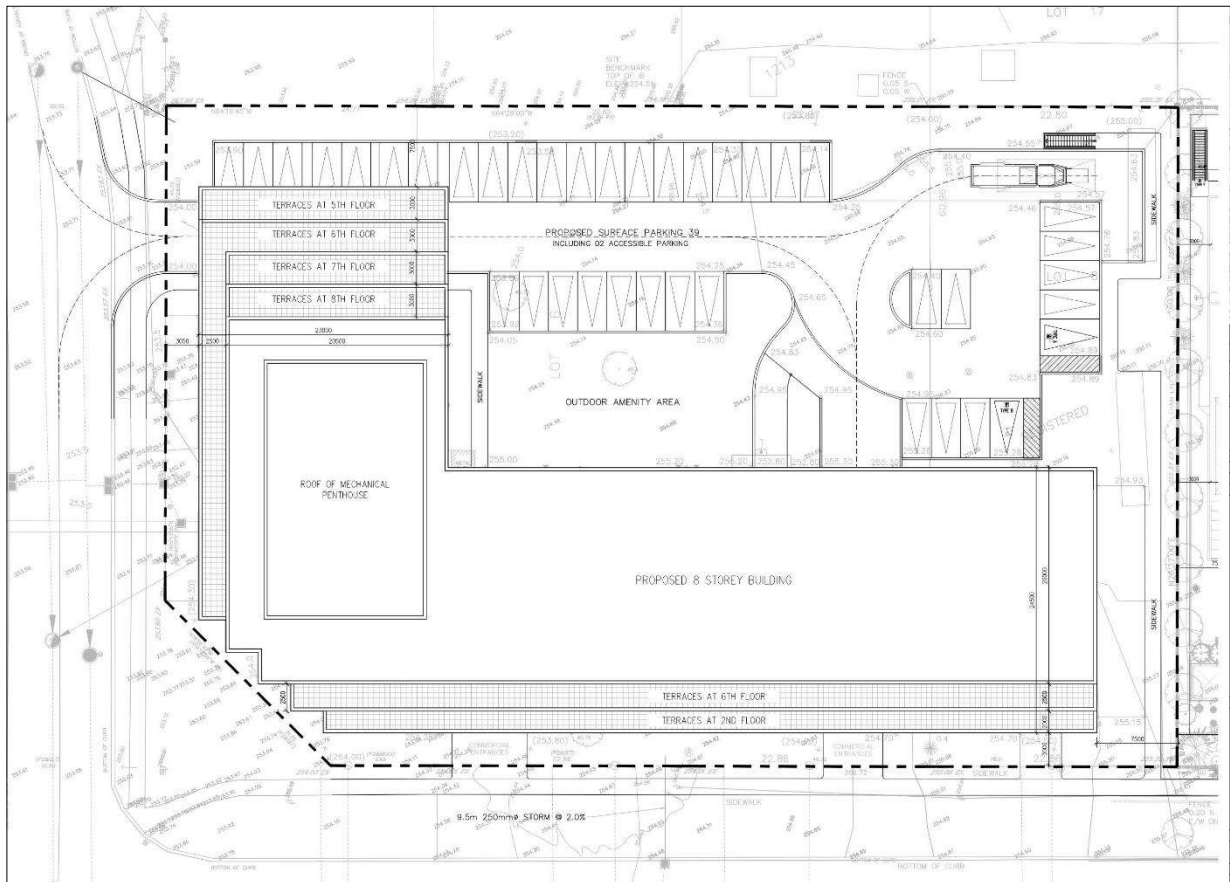
Madeline Kowalchuk, Planner  
705-739-4220 ext. 4378  
[Madeline.snow@barrie.ca](mailto:Madeline.snow@barrie.ca)

Development Services Department - Planning  
City of Barrie, 70 Collier Street, P.O. Box 400  
Barrie, Ontario, L4M 4T5

#### KEY MAP



## CONCEPTUAL SITE PLAN



## CONCEPTUAL BUILDING ELEVATION

