

August 18, 2022  
File: D30-015-2022

**NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 22 (6.1) AND 34 (10.4) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 17 (15) AND 34 (12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND AMENDMENT TO THE ZONING BY-LAW.**

Dear Sir/Madam:

**Re: Official Plan Amendment and Amendment to the Zoning By-law  
North American (Park Place) Development Corporation, 109 Park Place Boulevard**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of complete application as of Monday, August 08, 2022 for a proposed Official Plan Amendment and Amendment to the Zoning By-law.

**TAKE NOTICE** that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, September 13, 2022 at 7:00 p.m.** to review applications for an Official Plan Amendment and Amendment to the Zoning By-law submitted by North American (Park Place) Development Corporation, for the lands located at 109 Park Place Boulevard.

**Official Plan Amendment**

The application proposes to amend the Defined Policy Area 'R' designation in the Official Plan to permit residential uses that would facilitate the development of three (3) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units.

**Zoning By-law Amendment**

The application proposes to amend the zoning on the subject lands to add additional special provisions to the 'General Commercial with Special Provisions' (C4)(SP-304) zone:

<b>Site Specific Standards/Provisions for (C4)(SP-304)</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Permits Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village	<u>Add text:</u> Dwelling Unit(s) in conjunction with the permitted commercial and institutional uses
Parking Standards	N/A for Residential Uses	<u>Add standard:</u> 1 space per dwelling unit
Building Height	Within the Retail Village, a height limit of 16.0 metres shall apply for all buildings and	<u>Add text:</u>

	structures used for retail store, restaurants, entertainment, and personal service uses but not for hotels, buildings used predominantly for office commercial purposes, or architectural features that may include a recreational component.	... buildings used predominantly for residential uses, ...
Uses Not Permitted within the Retail Village	Notwithstanding the foregoing list of permitted uses, a tavern, an adult entertainment parlour, a freestanding amusement arcade, an automotive service station, an automotive sales and/or leasing establishment, an automotive repair establishment and a residential use shall not be permitted.	<u>Remove text:</u> ... a residential use...
Uses Not Permitted Outside the Retail Village	For lands not comprising the Retail Village, a tavern an adult entertainment parlour and a residential use shall not be permitted.	<u>Remove text:</u> ... a residential use...
Specific Development Standards	The following standards shall apply: Lot Area - 450m2 Lot Frontage - 15m Front Yard - 6m Side Yard - 3m Side Yard Adjoining Residential Zone - 6m Side Yard Adjoining Street - 6m Rear Yard - 7m Rear Yard Adjoining Residential Zone - 10m Rear Yard Adjoining Street - 6m Lot coverage - 50%	<u>Add text:</u> The following standards shall apply to non-residential development:

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#) at [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. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220, Ext. 5500 during regular office hours prior to **Monday, September 12, 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 at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Monday, September 05, 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 Official Plan Amendment and 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 Official Plan Amendment and Amendment to the Zoning By-law are approved:

- (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.

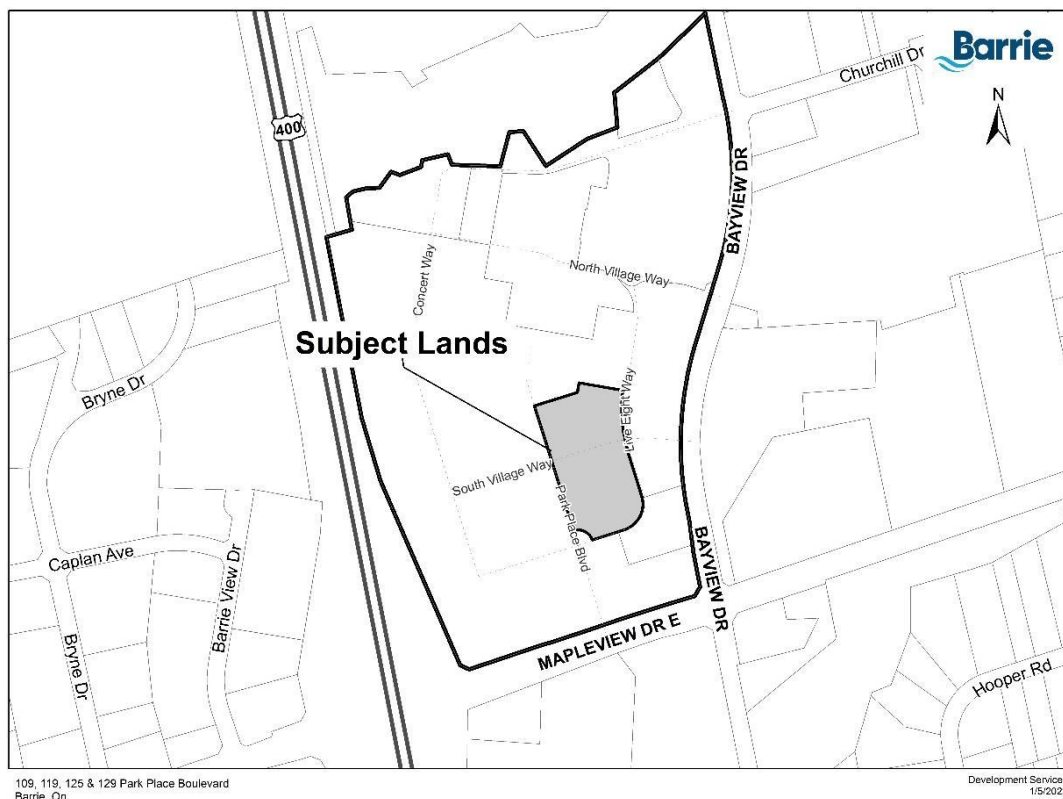
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed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

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

Celeste Kitsemety, RPP, Senior Planner  
705-739-4220, Ext. 4430  
[Celeste.Kitsemety@barrie.ca](mailto:Celeste.Kitsemety@barrie.ca)

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

#### KEY MAP



**Proposed Concept Plan**

