

August 18, 2022  
File: D30-019-2022

**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 – Innovative Planning Solutions Inc. on behalf of Fennelwood Corp., 193 & 197 Blake Street**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of complete application as of Tuesday, August 09, 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 Innovative Planning Solutions Inc., for the lands located at 193 and 197 Blake Street.

**Official Plan Amendment**

The application proposes to amend the Official Plan designation on the subject lands from 'General Commercial' to 'Residential' to facilitate the development of five (5) residential townhouse units.

**Zoning By-law Amendment**

The application proposes to amend the zoning on the subject lands from 'General Commercial' (C4) to 'Residential Multiple Dwelling Second Density – Townhouse' with Special Provisions (RM2-TH)(SP-XXX). The requested special provisions are outlined in the table below.

	<b>Proposed</b>	<b>Required Standard Zoning By-law 2009-141</b>
<b>Lot Area (Townhome)</b>	183m <sup>2</sup> (Lot B – D)	200m <sup>2</sup>
<b>Side Yard Setback</b>	1.2m – 1.5m	1.8m
<b>Landscaped Open Space</b>	32% of Lot Area	35% of Lot Area
<b>Gross Floor Area</b>	83.4% (Lot A) 118.8% (Lot B – D) 100% (Lot E)	Maximum 60% of Lot Area
<b>Building Height</b>	13.9m	10.0m
<b>Minimum Driveway Length</b>	5.5m	11.0m
<b>Front Yard Parking Coverage</b>	42% (Lot A) 64% (Lot B – D) 52% (Lot E)	
<b>Front Yard Setback to a Porch</b>	0.0m (to Daylighting Triangle)	1.5m (Exterior Side Yard Setback) 3.0m (Front Yard Setback)

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 1](#) 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 x5500 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.

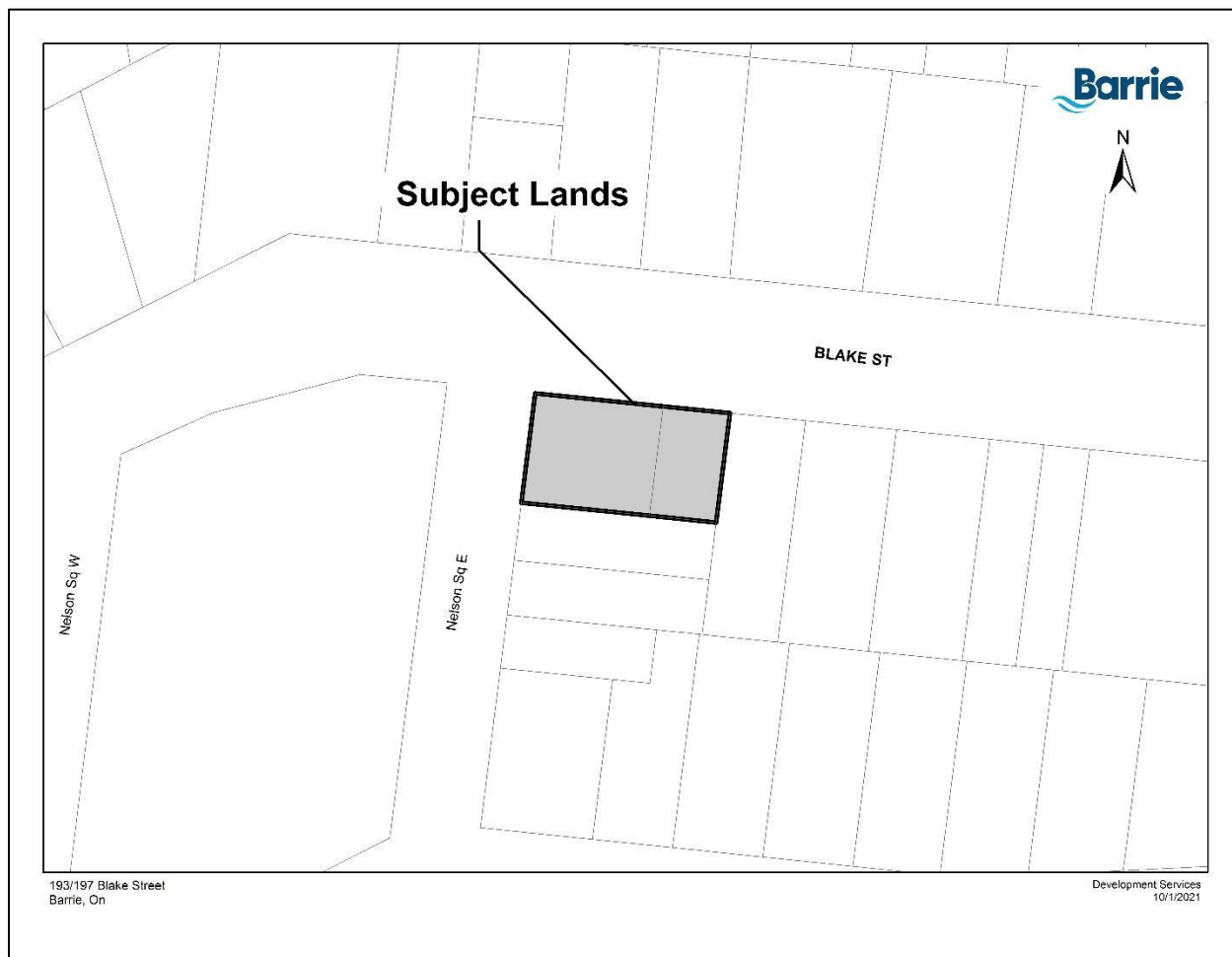
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed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

Tyler Butler, Planner  
705-739-4220, Ext. 5446  
[Tyler.Butler@barrie.ca](mailto:Tyler.Butler@barrie.ca)

Development Services Department  
City of Barrie  
70 Collier Street, P.O. Box 400  
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### KEY MAP



## Concept Site Plan

