
NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTION 34(10.4) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 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 Barrie Yonge Developments GP Inc., 447, 449, 451, 453 and 455 Yonge Street – FILE REF.: D30-039-2022

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete application as of Tuesday, January 10, 2023 for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, March 22, 2023 at 6:00 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc., on behalf of Barrie Yonge Developments GP Inc., for lands known municipally as 447, 449, 451, 453 and 455 Yonge Street.

The subject lands are legally described as Lots 26 to 30, Registered Plan 885 in the City of Barrie and are 0.55 hectares (1.37 acres) in area, with frontage of 56.5 metres on McLaren Avenue and 91.4 metres of flankage along Yonge Street. The subject lands are located on an intensification corridor are currently occupied with single detached residential dwellings that are proposed to be demolished.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to rezone the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 177 dwelling units and 572 square metres of ground floor commercial space. The Special Provisions being requested are as follows:

Table 1. Requested Special Provisions

Zoning Standard	Required by Zoning By-law 2009-141	Proposed
Front Yard Area	Shall be fully paved	Soft landscaping
Side yard Setback	Minimum 3.0 metres	0.0 metres to daylight triangle
	Maximum 3.0 metres	Maximum 5.5 metres
Parking Structure Setback	Minimum 1.8 metres	Minimum 0.7 metres
Lot Coverage for Required Parking	35% Maximum	Maximum 35.9%

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under **Ward 8 – 447 Yonge Street** at www.barrie.ca/ProposedDevelopments.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. This meeting 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 or calling 705-739-4220 x5500 during regular office hours prior to **Wednesday, March 15, 2023 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 **Wednesday, March 15, 2023 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 before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

- (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.

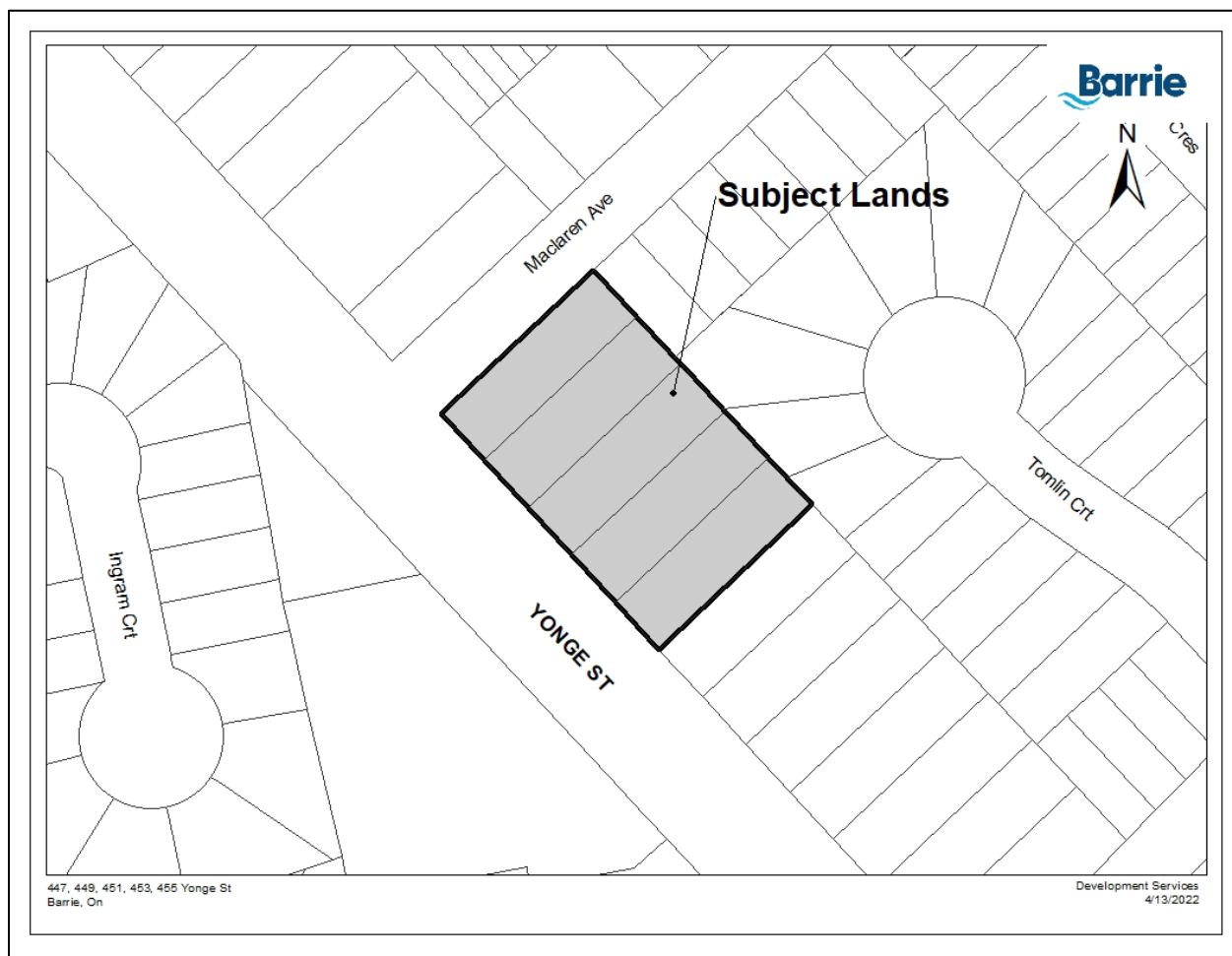
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed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

Any person wishing further information or clarification with regard to the proposed Draft Plan of Subdivision and Rezoning should contact the file manager noted below during regular office hours.

Tyler Butler, Planner
705-739-4220, Ext. 5446
Tyler.Butler@barrie.ca

Development Services Department
City of Barrie
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KEY MAP



CONCEPT SITE PLAN

