

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

Dear Sir/Madam:

**Re: Applications for an Official Plan Amendment and Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of 255605 Ontario Inc., 95 Cook Street and 103 & 107 Napier Street, Barrie. – FILE REF.: D30-007-2023**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of **Tuesday, March 07, 2023** for a proposed **Official Plan Amendment and 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, April 26, 2023 at 6:00 p.m.** to review applications submitted by Innovative Planning Solutions Inc. on behalf of 255605 Ontario Inc. for an Official Plan Amendment and Amendment to the Zoning By-law on lands described as: Firstly: Part Lot 5 and Lot 6, south side of Napier Street and Lot 6, north side of Codrington Street on Plan 6; Secondly: Lot 1 on Plan 1029 and Part Lot 6, south side of Napier Street on Plan 6; Thirdly: Lot 2 on Plan 1029, known municipally as: 95 Cook Street, 103 Napier Street and 107 Napier Street.

The site is irregular in shape and is approximately 1.13 hectares with 61 metres of frontage along the west side of Cook Street and 34 metres of frontage along the south side of Napier Street. The site is generally located between Codrington Street and Napier Street, west of Weldon Street. The subject applications, if approved, will facilitate land use changes to permit the development of 35 block/cluster townhouse units ranging from 2 to 3 storeys in height, while maintaining 2 existing single detached residential lots along Napier Street and an institutional block along Cook Street for the existing church building located on the property.

**Official Plan Amendment**

The applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of a portion of the subject lands from 'Institutional' to 'Residential' to facilitate the future development, as proposed.

## **Zoning By-law Amendment**

The applicant is proposing to amend the zoning on the subject lands from 'Institutional – Special Provision No. 149' (I)(SP-149) and 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), 'Residential Single Detached Dwelling Second Density with Special Provisions' (R2)(SP-XXX), and 'Institutional with Special Provisions' (I)(SP-XXX) to permit the future development, as proposed.

The special provisions for the proposed townhouse uses include, but are not limited to, alternate standards for building setbacks, gross floor area, density, and tandem parking. The special provisions for the existing single detached residential lots include alternate standards for rear and side yard setbacks. Finally, the special provisions for the proposed institutional block include, but are not limited to, alternate standards for lot frontage, setbacks, and landscape buffer strips.

<b>Site-Specific Provisions – RM2(SP-XXX) Zone Proposed Townhouse Units</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Front Yard Setback (min.)	7 metres	3 metres
Rear Yard Setback (min.)	7 metres	2 metres
Gross Floor Area (Max. percentage of Lot Area)	60%	91%
Density – Units per Hectare (Max.)	40	41
Tandem Parking	Not Permitted	Permitted

<b>Site-Specific Provisions – R2(SP-XXX) Zone Existing Single Detached Residential Lots</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Rear Yard Setback (min.) <b>103 Napier Street</b>	7 metres	4.1 metres
Side Yard Setback (min.) <b>107 Napier Street</b>	1.2 metres	0.6 metres (east) 3.2 metres (west)

<b>Site-Specific Provisions – I(SP-XXX) Zone Proposed Institutional Block for Existing Church Building</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Lot Frontage (min.)	30 metres	28.5 metres
Side Yard Setback (min.)	9 metres	2.5 metres (north) 6.7 metres (south)
Rear Yard Setback (min.)	9 metres	5 metres
Landscape Strip (min.)	3 m (abutting residential)	0.8 metres (north) 1.8 metres (south)

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. It will be 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, April 17, 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.

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, April 17, 2023 by 12:00 p.m.**

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 a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Official Plan Amendment and 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 Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the 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 seeking further information or clarification about the Official Plan Amendment and/or Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under **Ward 1 – 95 Cook Street and 103 & 107 Napier Street at [www.barrie.ca/ProposedDevelopments](http://www.barrie.ca/ProposedDevelopments)**.

Questions about this file may be directed to the undersigned.

Andrew Gameiro, RPP, Senior Planner  
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[Andrew.gameiro@barrie.ca](mailto:Andrew.gameiro@barrie.ca)

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

**KEY MAP**

