

August 21, 2024  
File: D30-013-2024

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND 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**

**Re: Application for a Zoning By-law Amendment  
Innovative Planning Solutions on behalf of Luc Greggain, 196 Dunlop Street West and 202 Dunlop Street West, City of Barrie – File Ref. D30-013-2024**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete applications as of **Friday, August 16, 2024** for a proposed **Amendment to the Zoning By-law** for lands known municipally as 196 and 202 Dunlop Street West.

**TAKE NOTICE** that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, September 18, 2024 at 6:00 p.m.** to review an application submitted by Innovative Planning Solutions on behalf of Luc Greggain, for an Amendment to the Zoning By-law to facilitate the future construction of a 4 storey building containing 33 residential dwelling units and 2 commercial units together with associated parking areas. The lands subject to rezoning are approximately 0.2 hectare in size and are located on the north side of Dunlop Street West, east of the intersection of Frances Street and Dunlop Street West.

**Zoning By-law Amendment (File: D30-013-2024)**

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to the 'Mixed-Use Corridor with Special Provisions' (MU2) (SP-XXX) to permit the proposed 4 storey, mixed use building.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting 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 705-730-4220 x5500 during regular office hours prior to **September 18, 2024 at 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 **September 18, 2024 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City 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 Zoning By-law Amendment before the Corporation of the City of Barrie gives or refuses to give approval of the Zoning By-law Amendment:

- (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 Ontario Land Tribunal 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.

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 2 – 196-202 Dunlop St W](#) at [www.barrie.ca/DevelopmentProjects](http://www.barrie.ca/DevelopmentProjects).

Any person seeking further information or clarification about the proposal 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 - Planning  
City of Barrie, 70 Collier Street, P.O. Box 400  
Barrie, Ontario, L4M 4T5

### KEY MAP



### CONCEPT PLAN

## DUNLOP ST W

**PROJECT SUMMARY**

APARTMENT AREA: 4 STOREY MIXED-USE APARTMENT DWELLING (43 UNITS)

COMMERCIAL AREA: 2x 60 M2 COMMERCIAL

PARKING: ASPHALT PARKING 674.6 M<sup>2</sup>

OTHER: SNOW STORAGE AREA 45 M<sup>2</sup>, BIKE RACKS, LANDSCAPE BUFFERS

**NOTES TO ARCHITECTS:**

- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- VERIFY ALL DIMENSIONS WITH THE ARCHITECT'S WORK.
- VERIFY THE LOCATION AND DEPTH OF ALL UTILITY LINES.
- VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATION FOOTINGS.
- VERIFY THE LOCATION AND DEPTH OF ALL CURBS AND GUTTERS.
- VERIFY THE LOCATION AND DEPTH OF ALL DRIVEWAYS AND SIDEWALKS.
- VERIFY THE LOCATION AND DEPTH OF ALL TREES AND LANDSCAPING.
- VERIFY THE LOCATION AND DEPTH OF ALL STAIRS AND ELEVATORS.
- VERIFY THE LOCATION AND DEPTH OF ALL BIKES AND STORAGE.
- VERIFY THE LOCATION AND DEPTH OF ALL VEHICLES AND PARKING.
- VERIFY THE LOCATION AND DEPTH OF ALL OTHER FEATURES.

**LOCATION MAP:** A site map showing the project location on Dunlop St W, bounded by Frances St N, Henry St, and Eccles St N. The project site is highlighted in yellow.

**GENERAL NOTES:**

- THE ARCHITECT'S WORK IS FOR INFORMATIONAL PURPOSES ONLY.
- THE ARCHITECT'S WORK IS NOT TO BE USED FOR CONSTRUCTION.
- THE ARCHITECT'S WORK IS NOT TO BE USED FOR PERMITS.
- THE ARCHITECT'S WORK IS NOT TO BE USED FOR CONTRACTING.
- THE ARCHITECT'S WORK IS NOT TO BE USED FOR FINANCING.
- THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**PROJECT INFORMATION:**

PROJECT NAME:	196, 201 DUNLOP ST W
SITE PLAN:	
PRODUCTION:	
DATE:	A-0.1

**pmi.A**

**PROJECT INFORMATION:**

**OWNER:** DUNLOP ST W PROJECT

**DESIGNER:** P.M.I. ARCHITECTS INC.

**DATE:** 2024-10-10