



THE CORPORATION OF THE CITY OF BARRIE
"Committed to Service Excellence"

March 15, 2018
File: D14-1643, D12-436

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(12) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION.

Dear Sir/Madam:

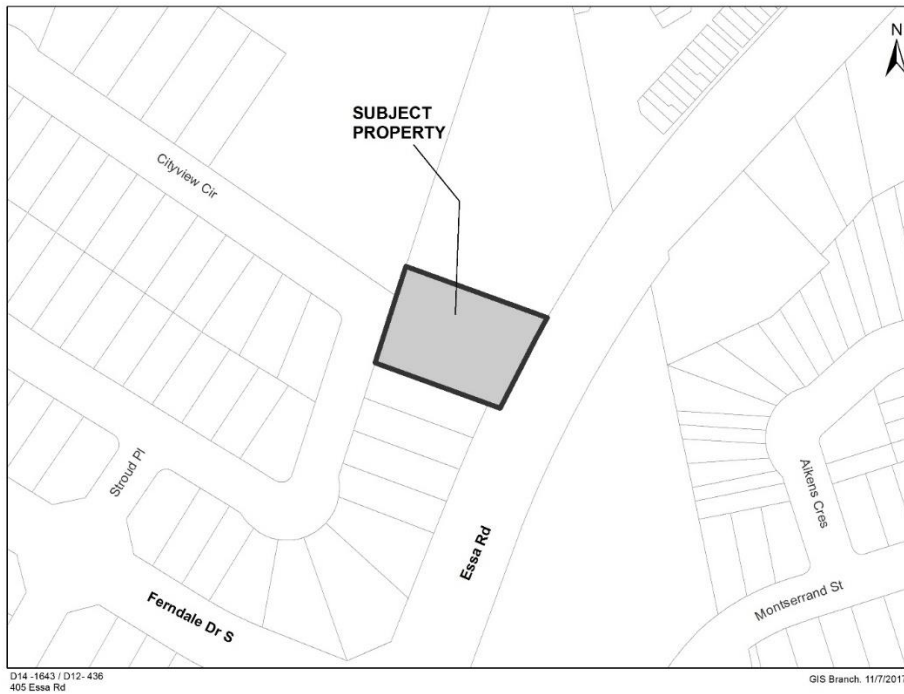
Re: Draft Plan of Subdivision and Rezoning – Sean Mason Homes (Essa Road) Inc. , 405 Essa Road, Barrie.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, April 09, 2018 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for a Draft Plan of Subdivision and Rezoning submitted by Innovative Planning Solutions on behalf of Sean Mason Homes Inc. The subject property is located at 405 Essa Road and is legally described as Part Lot 5, Concession 13 in the City of Barrie and is located within the Holly Planning Area.

The lands are designated Residential Are in the City's Official Plan and are currently zoned Agricultural (A) in accordance with Zoning By-law 2009 – 141. The owner has applied to amend the current zoning of the property to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 16 residential units in the form of block, stacked and back to back townhouse units. The Special Provisions relate to a reduced front yard setback, an increase in the permitted gross floor area, an increase to the maximum permitted height, a reduced driveway length, a reduction in the required dwelling unit floor area (bedroom size) and an increase in the permitted density. The density proposed for the development is 59 units per hectare. Access to the development is proposed from Essa Road via the Phase 2 entrance.

A reduced copy of the plan can be viewed in the Planning Services Department..

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law and plan of subdivision should contact the Planning and Building Services Department during regular office hours at 705-739-4208.



Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, April 03, 2018**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Draft Plan of Subdivision and Rezoning if adopted by Council will be provided upon written request to the City Clerk.

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 Draft Plan of Subdivision and Rezoning is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Draft Plan of Subdivision and Rezoning, you must make a written submission to the undersigned and the Planning and Building Services Department. Pursuant to City of Barrie By-law 2010-166, the authority for Plan of Subdivision approval has been delegated to the Planning and Building Services Department.

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.

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