

February 14, 2019
File: D12-442

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 51(19.1) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED PLAN OF SUBDIVISION/CONDOMINIUM.

Dear Sir/Madam:

Re: Draft Plan of Subdivision – Innovative Planning Solutions Inc. on behalf of Encore Development Group, 521 and 525 Essa Road, Barrie, ON.

TAKE NOTICE that Innovative Planning Solutions Inc. on behalf of Encore Development Group has submitted a complete application as of February 1st, 2019 for a Draft Plan of Subdivision for lands located on Essa Road. The subject lands are described as Part of Lot 10, Lot 11 and Part of Lot 12 on Registered Plan 1080 and is located in the Holly Planning Area. The subject lands are known municipally as 521 and 525 Essa Road and have a total area of approximately 0.45 hectares (1.11 acres).

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, March 18, 2019 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 submitted by Innovative Planning Solutions Inc. on behalf of Encore Development Group for lands known municipally as 521 and 525 Essa Road.

The subject lands are designated 'Residential Area' within the City's Official Plan and are zoned 'Residential Multiple Dwelling Second Density Special Provision No. 560' (RM2)(SP-560) in accordance with Zoning By-law 2009-141. The applicant is proposing to create a block on a registered plan of subdivision on the subject lands to facilitate the registration of a condominium. The subject lands are currently subject to an active site plan control application (File: D11-015-2018) for the development of thirty-six (36) back-to-back townhouse units and twelve (12) traditional townhouse units.

The proposed Draft Plan of Subdivision would permit the creation of a residential block on the subject lands to facilitate the registration of a Condominium. The Draft Plan of Subdivision is as follows:

For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward #7 at barrie.ca/ProposedDevelopments.

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, March 12, 2019**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Draft Plan of Subdivision 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 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 Local Planning Appeal Tribunal; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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, 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.

Andrew Gameiro, Planner
705-739-4220, Ext. 5038
Andrew.Gameiro@barrie.ca

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