

January 31, 2019

File: D14-1659

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, 70 & 76 Edgehill Drive.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, February 25, 2019 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of 1765469 Ontario Inc. and 70 Edgehill Inc., for 70 & 76 Edgehill Drive.

The Zoning By-law Amendment would seek to permit the development of one hundred (100) back-to-back townhouse dwelling units, and nine (9) block/cluster townhouse dwellings. 70 Edgehill Drive is currently zoned Residential Single Detached Second Density (R2). 76 Edgehill Drive is zoned Residential Apartment Second Density (RA2-2) with a Holding and Special Provisions (H-128) (SP-508) and Environmental Protection (EP). The proposed amendment would rezone all residentially zoned lands to Residential Multiple Dwelling Second Density (RM2) and seek a number of Special Provisions:

Provision	Required in RM2 Zones	Special Provisions to be Considered:
Front Yard Setback	7.0m	3.0m
Minimum Landscaped Open Space	35%	32%
Maximum Lot Coverage	35%	38.2%
Gross Floor Area (Max.)	60% of lot area	113.3%

Building Height	10.0m	16.5m
Parking	1.5 spaces per unit: 164 spaces 6 Barrier Free spaces (3 "Type A" and 3 "Type B") Tandem Parking Not Permitted	1.25 spaces per unit 136 spaces Tandem Parking
Minimum Consolidated Amenity Area	12m2 per unit (1,308m2)	1,136m2
Density	40 units per hectare	97.5 unites per hectare



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Address: 70 & 76 Edgehill Drive

■ SUBJECT PROPERTY



For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward #4 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, February 19, 2019**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Amendment to the Zoning By-law 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 Amendment to the Zoning By-law 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 Amendment to the Zoning By-law, you must make a written submission to the undersigned and 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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