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P.O. BOX 400  
BARRIE, ONTARIO  
L4M 4T5

March 11, 2016

File: D09-OPA56/D12-403/D14-1597

**NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 22(6.4), 17(15), 34(10), 34(12), 51(19) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND RED-LINE REVISED DRAFT PLAN OF SUBDIVISION.**

Dear Sir/Madam:

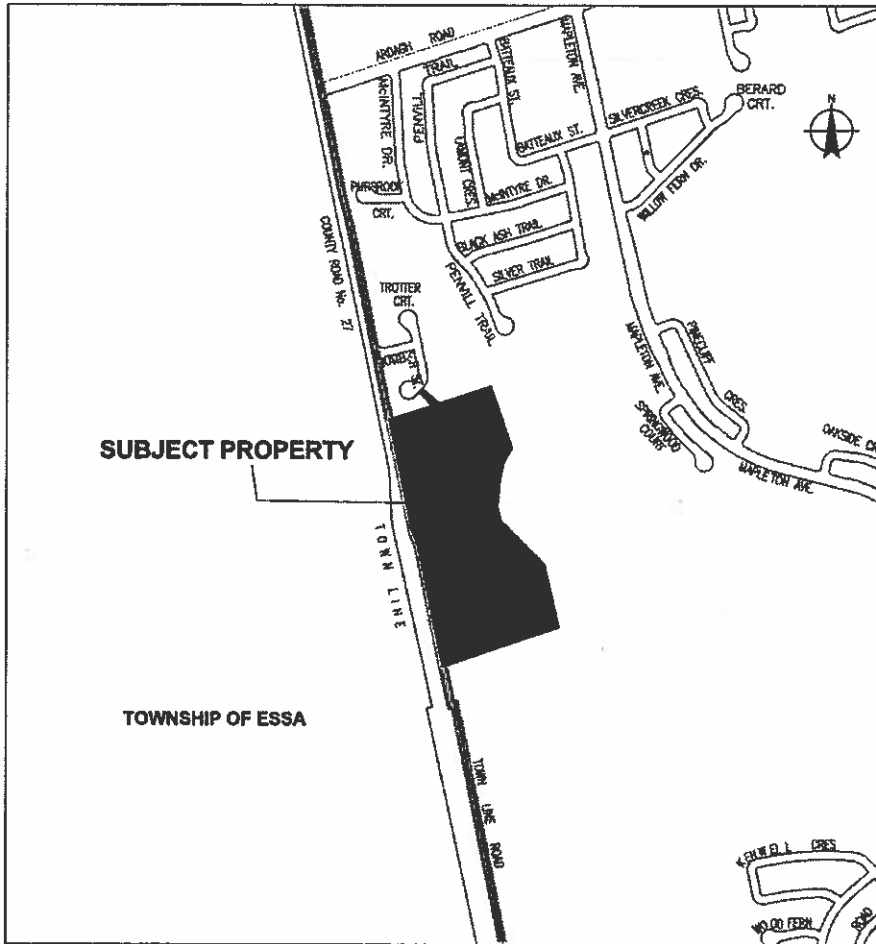
**Re: Official Plan and Zoning By-law Amendments and Red-Line Revised Draft Plan of Subdivision Summitpines Estates Inc. - 301, 311, 343 and 351 County Road 27 (Town Line Road) and 38 Humber Street, Barrie**

**TAKE NOTICE** that the Corporation of the City of Barrie is in receipt of a complete application as of March 1, 2016 for a proposed Official Plan Amendment, Amendment to the Zoning By-law and Red-line Revision to a Draft Approved Plan of Subdivision.

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **April 4, 2016** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application to consider an Official Plan Amendment, Amendment to the Zoning By-law and Red-line Revised Draft Plan of Subdivision submitted by Jones Consulting Group Ltd., on behalf of the owner, Summitpines Estates Inc., for lands located on the east side of County Road 27 (Town Line Road), south of Humber Street. The property is legally described as Part of Lot 1, Concession 13, City of Barrie and is located within the Ardagh Secondary Planning Area. The property is known municipally as 301, 311, 343 and 351 County Road 27 (Town Line Road) and 38 Humber Street and has a total area of approximately 13.7 ha.

The lands are designated Residential Area, Open Space Area and Environmental Protection Area within the City's Official Plan, Low Density Residential, Open Space and Environmental Protection within the Ardagh Secondary Plan and are zoned Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Hold (R3)(H-129), Open Space (OS), Open Space Special (OS)(SP-118) and Environmental Protection (EP) in accordance with Zoning By-law 2009-141.

The applicant is proposing to redesignate 351 County Road 27 (Town Line Road) from Open Space to Residential Area in the City's Official Plan and Low Density Residential in the Ardagh Secondary Plan and rezone these lands from Open Space Special (OS)(SP-118) to Residential Single Detached Dwelling Third Density (R3) and Residential Single Detached Dwelling Fourth Density (R4). The proposed Official Plan Amendment and Rezoning would permit the development of five (5) single detached residential lots on 351 Town Line Road, lands recently acquired by Summitpines Estates Inc., which are proposed to be incorporated into Draft Approved Plan of Subdivision D12-403. In addition, the owner is proposing to rezone other lots and blocks within the balance of the property to implement the Draft Approved Plan of Subdivision.



D14-1597  
D12-403

A reduced copy of the draft plan is attached for reference.

**Any person wishing further information or clarification with regard to this proposed Official Plan Amendment, Amendment to the Zoning By-law or Red-Line Revised Draft Plan of Subdivision, should contact the Planning 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 **March 29, 2016**.

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 in respect of these Applications before the Corporation of the City of Barrie gives or refuses to give approval:

- (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 decisions of the Council of the Corporation of the City of Barrie in respect of the Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned.

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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