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THE CORPORATION OF THE CITY OF BARRIE  
Planning Services Department  
"Committed to Service Excellence"

December 11, 2015

File: D14-1590

**NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND 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 REZONING.**

Re: Amendment to the Zoning By-law – The Hedbern Development Corp., 298 & 302 Edgehill Drive, 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, January 4, 2016** 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 The Hedbern Development Corp. for lands located on the north side of Edgehill Drive, west of Ferndale Drive North. The property is legally described as Lot 23, Concession 7 and Part 1, Plan 51R-19554, City of Barrie and is located within the Edgehill Drive and Sandy Hollow Planning Areas. The property is known municipally as 298 and 302 Edgehill Drive and has a total area of approximately 0.5 ha.

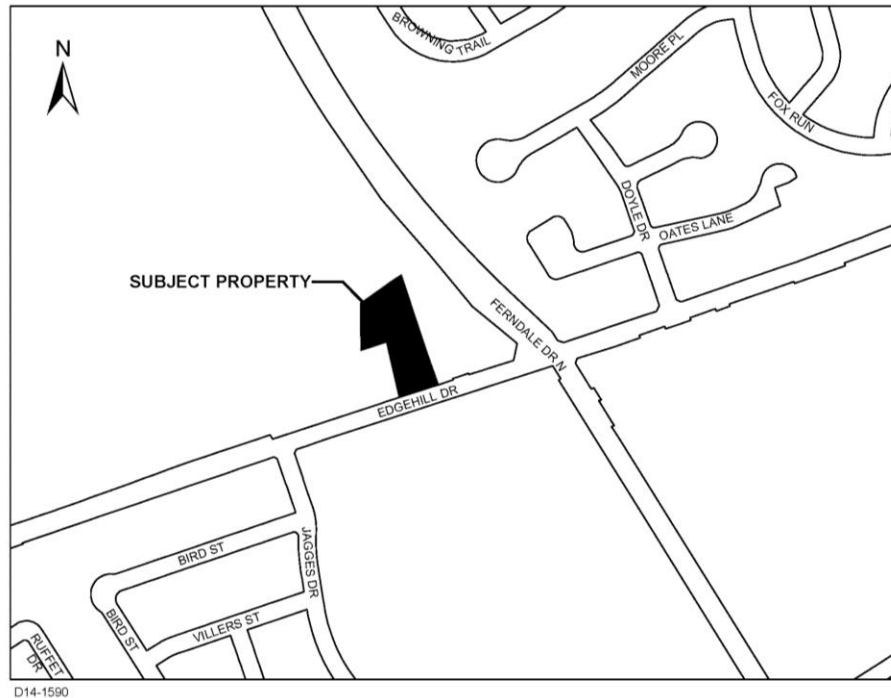
The lands are designated Residential Area and Environmental Protection Area within the City's Official Plan and are currently zoned Residential Single Detached Dwelling Second Density (R2) & Environmental Protection (EP) in accordance with Zoning By-law 2009-141.

The owner has applied to amend the current zoning of the property from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density Special (RM2-SP) to permit the development of three (3) fourplexes on the subject lands, resulting in a total of twelve (12) residential units. The applicant has requested the following site specific provisions:

	<b>Required (RM2)</b>	<b>Proposed</b>
Front Yard Setback (min.)	7m	5.5m
Interior/Exterior Side Yard Setback (min.)	1.8m	1.0m
Area for Accessory Structures (max.)	50m <sup>2</sup>	230m <sup>2</sup>
Landscape Buffer Area (min.)	3.0m	2.0m

The current Environmental Protection Official Plan Designation and Zoning on the northern portion of the subject lands is intended to remain.

**Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law 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 **Tuesday, December 29, 2015**. 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 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 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 proposed 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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