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

April 11, 2014
File: D14-1570

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(10) AND 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 – Sean Mason Homes, 369 and 379 Essa Road, Barrie

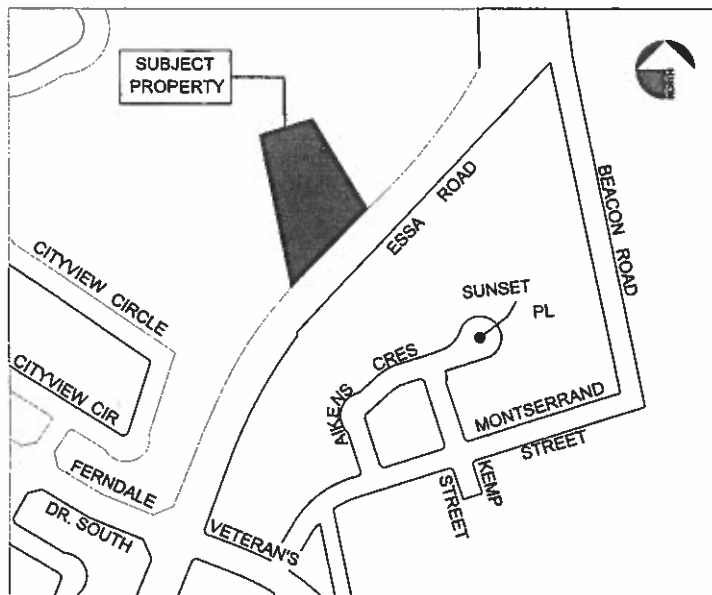
TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of February 26, 2014 for a proposed Amendment to the Zoning By-law.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **May 5, 2014** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application to consider an Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owner, Sean Mason Homes, for lands located on Essa Road, north of the Ferndale Road and Veterans Road intersection. The property is located within the Ardagh Planning Area. The property is known municipally as 369 and 379 Essa Road and has a total area of approximately 1.01 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density Special Provision RM2(SP-327) Zone in accordance with Zoning By-law 2009-141.

The applicant is requesting an amendment to the Zoning By-law to permit the development of 60 residential units in the form of townhouses. The owner has applied to amend the current zoning from Residential Multiple Dwelling Second Density Special Provision RM2(SP-327) to Residential Multiple Dwelling Second Density Special Provision RM2 (SP). The existing Special Provision specifies that the only permitted use on the lands is a rest home, therefore the proposed development requires an amendment to the Zoning By-law. The proposed development would require special provisions to permit the townhouse use including a deficient front yard setback, increased gross floor area, increase in allowable height, amenity space not to be consolidated, to permit tandem parking and to remove the requirement for a continuous curb along the westerly lot line.

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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 the City Clerk's Office by April 30, 2014.

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 the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

- (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.

Stephen Naylor, Director
Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5