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

April 12, 2013
File: D09-29/D12-403/D14-1549

NOTICE OF AN APPLICATION OF AN OFFICIAL PLAN AMENDMENT, AN AMENDMENT TO THE ZONING BY-LAW, AND DRAFT PLAN OF SUBDIVISION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34(12) and 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision - Project Barrie Development Inc., 311 and 343 County Road 27, 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, May 6, 2013** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment, Amendment to the Zoning By-law and an application for a Draft Plan of Subdivision submitted by the Jones Consulting Group on behalf of Project Barrie Development Inc. The lands are generally located on the east side of County Road 27, south of Humber Street. The property is legally described as Part of Lot 1 Concession 13, formerly in the geographic Township of Innisfil, City of Barrie and is located within the Ardagh Planning Area. The property is known municipally as 311 and 343 County Road 27 and has a total area of approximately 12.9 hectares (31.9 acres).

The lands are considered to be designated Open Space within the City's Official Plan and are currently zoned Residential Single Detached Dwelling R1 and Open Space OS(SP-118).

The owner has applied to redesignate the subject lands from Open Space to Residential and Environmental Protection Area and to amend the current zoning of the property from Residential Single Detached Dwelling R1 and Open Space OS (SP-118) to Residential Single Detached Dwelling R2, R3 and R4 and to Environmental Protection EP.

The Residential lots propose a minimum lot frontage and lot area as follows:

Residential Detached Singles:

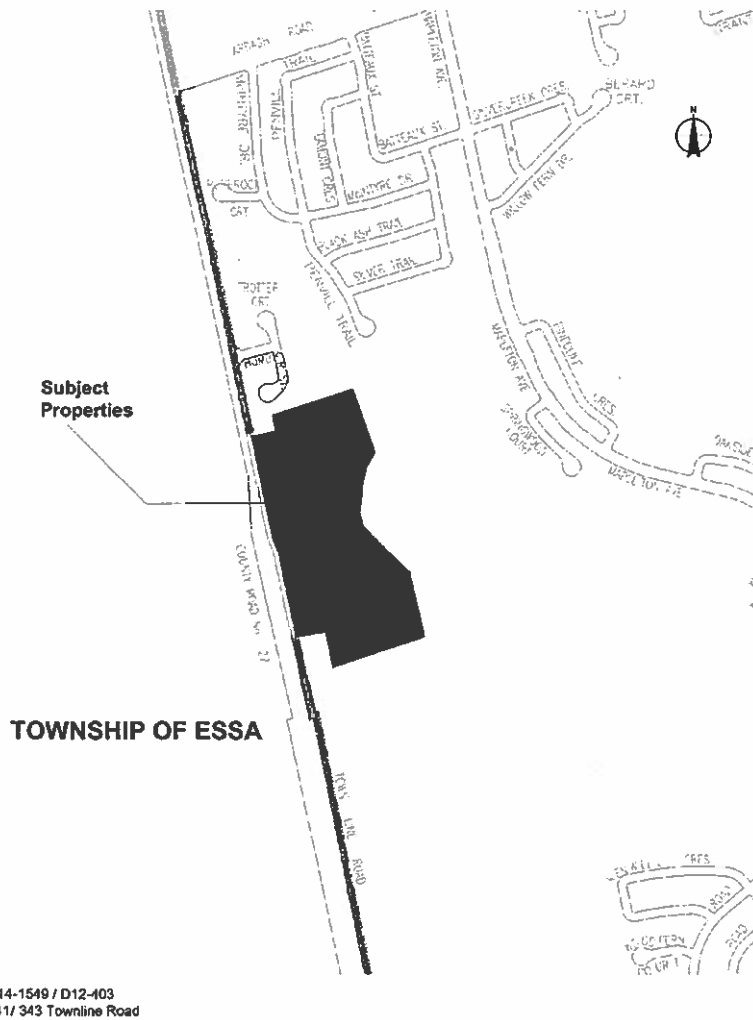
<u>Zone</u>	<u>Minimum Frontage</u>	<u>Minimum Lot Area</u>
R2	15 metres	500 ² metres
R3	12 metres	400 ² metres
R4	10 metres	335 ² metres

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The owner has also applied for approval of a Draft Plan of Subdivision to permit the future development of the property for 117 detached residential units. The proposed draft plan would provide the following:

Residential Detached Singles R2	39 units
Residential Detached Singles R3	63 units
Residential Detached Singles R4	17 units
Total Residential Units	119 units

Open Space	0.23 hectares
Environmental Protection	1.13 hectares
Stormwater Management	1.01 hectares
TransCanada Pipeline Easement	1.08 hectares
Total Size of Property	12.91 hectares



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 and 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 May 1, 2013. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Official Plan Amendment and 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 Official Plan Amendment and/or 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 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.

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5

