



April 11, 2016

Planning Services Department
City of Barrie
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Attention: Stephen Naylor
Director of Planning Services

**Re: Rezoning and Plan of Subdivision – Sean Mason Homes
Your File No. D12-420 & D14-1601**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

Bell Canada
20 Hunter Street West, Flr 3
Hamilton, ON
L8P 2Z2

Telephone 905-540-7254
Fax 905-895-3672
meaghan.pelnychuk@bell.ca

April 11, 2016

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If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Meaghan Palynchuk". The signature is written in a cursive, flowing style.

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

May 9, 2016

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

Attention: Stephen Naylor

Re: Amendment to the Zoning By-law and Plan of Subdivision – Sean Mason Homes (Essa Rd) Inc – 401 Essa Road, Barrie

Dear Sir

We are concerned about the number and significance of the changes to the by-law requested by the above development. The concerns are based on the affect they will have on future property values of the surrounding properties, the impact on traffic volumes in the area, the visual and functional impact on the surrounding neighbourhoods and the impact on noise levels, air pollution and general quality of life to the local residents.

The reduction in the front yard setback from 7.0 metres to 1.8 metres will make the outward appearance of the structures fronting onto Essa Road, a very dark and overbearing mass with little consideration given to the neighbouring properties and those passing along the Essa Road. The intent of the developer to create a neighbourhood within the property will create an isolating effect and appearance to those surrounding the development. A wall of town homes to the outside is not inviting but excluding to the general public. This is especially concerning given the proposed inclusion, relocation and obscuring of the unopened Patterson Road right of way which leads into the green space behind the development. Can this unopened road allowance be left in its current location and at its current width with no development permitted within its boundaries to ensure unobstructed access, both physically and visually, to the green space by the general public.

The reduction of the rear yard setback from 7 metres to 4.8 metres will bring the mass of the structures closer to the properties in behind the development. This reduction combined with the increase in allowed building height from 10 metres to 11 metres will add to this effect and make the structures that much more overbearing, especially given the higher elevation of the ground level of the development property relative to that of the area behind, approximately 3 metres higher than the Cityview Circle neighbourhood in behind.

The increase in bylaw allowed density from 40 units per hectare to 58 units per hectare represents an almost 50 % increase in by-law allowed density and seems extremely high given the adjacent neighbourhoods. The 58 units per hectare requested is higher than allowed for in the by-law for street townhouse developments (47 units per hectare) and even stacked townhouse developments (53 units per hectare).

This proposed unit density increase along with the increase in gross floor area and lot coverage combined with parking areas and other hard surfaces will have an affect on rain water run off due to an increase in impervious area over the developed property. This increased impervious area will increase run off due to "sheet drainage" and may overload the existing storm water sewer system, causing localized flooding. The increase in severity of environmental weather systems due to climate change will add to this flooding potential. Recent examples of Toronto and Calgary come to mind. The flooding caused by this overloading will undoubtedly damage the lower elevation neighbourhoods such as Cityview Circle and eventually lead to increases in insurance premiums if coverage for this will even be allowed. The increased impervious area will also reduce ground water levels due to decreased water percolation rates and could lead to potential differential settlement and total settlement of the surrounding neighbourhoods causing structural damage to these homes.

The reduction in driveway length from 6 metres to 1.5 metres does not seem realistic. Although this is thought to ensure that cars will be parked in garages, reality is that many people leave cars on their driveways, especially in the summer months in order to store bicycles and garden tools out of the rain. The developer explained that the units will have 2 parking spaces per unit, one in front of the other due to the reduced width of the units. This does not seem to be very practical given that Barrie is a bedroom community of commuters with residents leaving for work at all hours of the day and night. This will mean the jockeying of vehicles on a daily basis. The proposed roadway width is reduced from the required 6.4 metres to 5.5 metres, limiting parking along the roadway and also making the above mentioned jockeying even more difficult.

The reduction of parking spaces from 1.5 spaces per unit to 1.0 space per unit is also concerning. Where are visitors to the development supposed to park? It is not realistic to expect the mall across the street to provide parking for the visitors to the development. The merchants in the mall pay rent to the mall owners to have parking spaces available for patrons to their establishments and will not want to have these spaces taken up by residents of this development instead of patrons to their stores. They have paid for this parking area and should be able to benefit from it. The surrounding neighbourhoods should also not have to provide parking to visitors to this development. Cityview Circle will look enticing as a parking area but has no access at the moment. This may lead to the damage of the fencing for the storm water run off area and/or damage to neighbouring properties. This area should not be allowed to be used as additional parking for this development. Any repairs required to fix the damage that does occur to these areas should have to be borne by the developer and not the neighbours, the neighbourhood or the City.

The impact of this development on property values for the homes on Cityview Circle is unknown but it would likely be negative. Who will makeup the loss in value to these property owners. Is the developer willing to guarantee property values will continue to rise in line with other neighbourhoods in the Barrie Area?

Given the above comments, we would ask that the development not be approved with the special provisions requested. We would also ask that the developer be asked to consider the above comments and come back to council and the local residents with a proposal that is more in keeping with the existing neighbourhoods and address the concerns expressed by all residents.

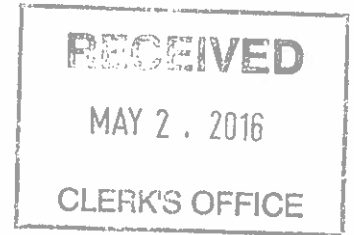
Respectfully submitted;

Malcolm and Frances Hachborn

Brian and Gillian Borowy

May 2, 2016

The Corporation of the City of Barrie
Legislative and Court Services
Main Floor, 70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5



**Re: Amendment to the Zoning By-Law and Plan of Subdivision – Sean Mason Homes
(Essa Rd) Inc. – 401 Essa Road**

Dear Legislative and Court Services:

We would like to thank the City of Barrie and it's Planning Department and Legislative and Court Services Branch, Ward 6 Councilor Mr. Michael Prowse, the Province of Ontario and Queen Elizabeth II for signing into law, the Canadian Charter of Rights and Freedoms, back in 1982 as part of the Canadian Constitution Act for making all of this possible. Gillian and I are proud Barrie residents for over fifteen years now. We've raised our family here and we plan on retiring here. It's a great place to live and work.

We think the plan for redevelopment of property known as 401 Essa Road is good. We welcome new development in our community. We welcome new people and young families. We understand the need for affordable housing. We think the proposed building style is attractive and consistent with the Province's and the Cities' intensification goals for the Essa Road corridor.

I have personally known Mr. Sean Mason of Sean Mason Homes for about 15 years. He is a family man and I believe him to be of good character and have the best of intentions for the development of the 401 Essa Road property. We wish him success in this endeavor.

Continued next page....

Legislative and Court Services

May 2, 2016

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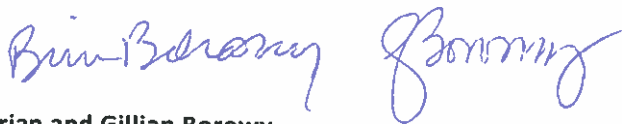
When I walked the property on April 30, 2016 an idea popped into my mind. As part of the amendment to the zoning by-law and plan of subdivision for the property, would it be possible to lower the proposed ground surface elevation of the south-west, south and south-east parts of the property. The ground surface adjacent to Essa Road appears to be too high. There is already a retaining wall at the property edge beside the sidewalk. The south-west part looks quite a bit too high when compared with Cityview Circle to the south-west and the storm water management pond to the west.

In layman's terms, would it be possible to lower the ground surface to the elevation of the ground adjacent to the walk-out from the basement of the house located on 401 Essa Road?

We wish to be notified of the decision of the Council of the Corporation of the City of Barrie in respect of the proposed draft plan of subdivision and Amendment to the Zoning By-law pursuant to the City of Barrie By-law 2010-166 and also, to be informed of the Planning Services Department's staff decision regarding the same.

Thank you for this opportunity to comment and be part of the amendment and plan of subdivision process. Feel free to contact the undersigned's regarding this or any other matter of concern or interest you may have, anytime at [REDACTED]

Sincerely,



Brian and Gillian Borowy

Enclosure – Photographs

Walk-out basement – 401 Essa Road

South-west part of 401 Essa Road property looking towards 405 Essa Road

cc. Carlissa McLaren, Development Planner, City of Barrie Planning Services Department



Photograph 1: Walk-out basement, 401 Essa Road, Barrie, ON, looking south



Photograph 2: Southwest part of the 401 Essa Road property, looking south towards 405 Essa Road.

From: Carlissa McLaren
Sent: Thursday, April 28, 2016 11:26 AM
To: Carl
Cc: Michael Prowse; Diane Ladds
Subject: RE: CONCERNS AND NOISE COMPLAINT - SEAN MASON HOMES HIGH INTENSITY DEVELOPMENT AT CITY VIEW CIRCLE (Files: D14-1601, D11-1700 - 401 Essa Road)

Hello Mr. Buchheit,

Thank you for your email below. Please be advised that all of the plans and reports submitted in the support of the subject applications, are available for viewing in the Planning Services Department, 1st floor City Hall. Please advise when you would like to come by and have a look/read of same and I will set them aside for you.

With respect to your concerns about the construction noise, please be advised that I have confirmed with By-law Services that the City's Noise By-law permits construction noise between the hours of 7am-7pm Monday-Friday and 9am-5pm on Saturdays. Construction noise is not permitted on Sundays or holidays. If you have a concern with construction noise outside of the permitted hours, please contact By-law Services directly at (705)739-4241.

Please be advised that the subject applications are currently being reviewed and the statutory Public Meeting required under the *Planning Act* is scheduled for May 16, 2016. Following this meeting, staff will review the comments received from the internal department/external agency circulations as well as the comments provided at the Neighbourhood Meeting, the Public Meeting and any additional written correspondence received and will then prepare a Staff Report with a recommendation to General Committee at a future meeting. If you wish to be notified of this recommendation, please advise of same in writing so that you may be notified via email once the Staff Report has been finalized and scheduled for General Committee.

Trusting the above addresses your concerns to date, however please do not hesitate to contact me should you have any additional questions.

Regards,

Carlissa McLaren, MCIP, RPP
Development Planner
Ext. 4719

 Please consider the environment before printing this email.

From: Michael Prowse
Sent: Friday, April 22, 2016 11:33 AM
To: Carl
Cc: Carlissa McLaren
Subject: RE: CONCERNS AND NOISE COMPLAINT - SEAN MASON HOMES HIGH INTENSITY DEVELOPMENT AT CITY VIEW CIRCLE

Mr. Buchheit

Thank you for the email and raising your concerns, I must firstly take issue however with you assessing a meeting you did not attend. There was no sales pitch and all issues and concerns raised by are resident were captured and recorded and will be addressed as part of the planning staff report on the rezoning request. In some case there may be resolution or changes to address them or there may not. No matter what the outcome they will be addressed and the residents

were given an opportunity to raise any and all concerns they had. I would also add the Ward meeting that was held is not a requirement under the planning act it is something we have added to improve citizen involvement and engagement on planning applications. There will still be as is required by law a public meeting under the planning act and then eventually a staff report presented to Council.

All of the documents in support of the application are available to the public you don't require and F.O.I. you can simply contact the planning dept and arrange a time to view them, sometimes they have a copy they can provide on loan sometimes it has to be read at City hall but planning can certainly assist you with that. As we are still early in the process not all documents me be done circulating to commenting departments and agencies but they will advise any that are pending.

Noise is covered by By law and Barrie Police. I would be happy to forward your concerns to City staff and they can review any violations that you felt may be occurring.

I am not aware of anyone feeling that the comments at the meeting "were disgusting", "dismissive" and having "no respect." I have participated in three of these types of meetings in the last four weeks alone and while I understand some people don't like the application or would prefer it didn't occur, I have not yet had anyone suggest a lack of respect or dismissive, or disgusting.

I understand the residents would be concerned or opposed to this application, it at the very least will have a short term impact on their views privacy and current state. What was talked about at the meeting was the reality that something would be going on this land, the developer owns it and would look to be developing it . What was also noted was that this is effectively a three story application where the proposed target for the Essa corridor is two stories to eight stories. This is simply a matter of record.

I would further note the path you refer to will be maintained and improved by the developer and a permanent access easement wil lbe provide to the City to ensure all resident have free access to the improved path, and this was discussed and confirmed at the meeting.

I have copied Carlissa McLaren in our planning Dept on this email and I would ask Carlissa if you could please advise what documents Mr Buchheit can see and when and how he can see them. In addition Carlissa, are you able to follow up with Development or Bylaw, whomever might follow up on the construction noise concern so it can be investigated?...Thanks

Mr Buchheit, I think I have addressed your questions, however should I have missed anything please feel free to let me know and should you be aware of anyone who felt their questions or concerns were dismissed please let me know and I will follow up wit them directly.

Thanks again for taking the time to get involved

Regards

Michael Prowse
Councillor Ward Six
City of Barrie
(705)739 4286

From: Carl
Sent: April 21, 2016 11:22 PM
To: Michael Prowse
Subject: CONCERNS AND NOISE COMPLAINT - SEAN MASON HOMES HIGH INTENSITY DEVELOPMENT AT CITY VIEW CIRCLE

Hi Michael,

First of all I am very disappointed, disgusted, and upset in how the residents of Cityview Circle were shamefully treated with no respect, being told that the purpose of the Sean Mason Homes Zoning meeting was not to express their concerns and displeasure of the Sean Mason Homes development.

Did the chairperson think they went to the meeting to buy a Sean Mason Home? No - these residents did not go there to attend for the purpose of buying a home!

Residents here at CityView Circle have told me the responses at the meeting to them, your constituents, "were disgusting", "dismissive" and having "no respect." This is not a good result of a meeting and leaves a very bad taste!

Here are several concerns (photos attached) and formal noise complaint:

INAPPROPRIATE PLANNING FOR "SOCIAL TENSION AND CRIME" CONCERN:

Concern speaks to the support of a development that does not have a "best fit" with the middle class houses at City View Circle.

Foremost, I cannot, and shall not, support this development because it shall create another "Jamestown Crescent". Repeating the same mistakes, as the Metro-Toronto Housing Board's decision to build the slums and crime ridden housing development at James Town Crescent (Rexdale), is inappropriate and disrespectful to the residents at Cityview Circle.

My father had a Middle class home that he worked very hard for and after Jamestown crescent was built the value of his home dropped dramatically. Then came the "social tensions" between the Jamestown Crescent low income housing residents and Middle class residents. Finally the infamous James Town Crescent became the household and Ontario wide known "seat of crime." It is no secret that everyone knows about Jamestown Crescent as having "social tensions and violent crime" (eg. gun shootings, drug trafficking, knifings, assaults, etc.) exercised against the Middle class around Jamestown Crescent. "Letitia Heights" is another example of a high crime area. Its always in the newspapers!

LOSS OF EQUITY CONCERN:

Concern speaks to the support of the erosion and loss of equity of our homes here at Cityview Circle. All the residents I have talked to are "pissed" that they have instantly lost equity and they have told me they were told "too bad- this is progress". I have worked hard all my life for this equity and now Sean Mason Homes has impacted it negatively with support of this rezoning approval.

I want my lost equity back! This so called "progress" has cost the residents here loss of property equity.

What is going to be done about this concern?

ENVIRONMENTAL CONCERN:

I am requesting an Environmental Assessment be completed by the MOE and / or the Ontario Municipal Board. This is the only Environmental Study I shall trust.

The Sean Mason Homes development is bordered too close to the Environmental Protected area and the watershed shall be affected, as well as several species of birds and their habitat is to be destroyed (see photo)

Additionally, "nuisance environmental noise" shall be created that falls subject to compliance issues with the Environmental Protection Act (Ont) (see photo).

The citizens here at City View Circle, were told at the first meeting, that Sean Mason Homes did a study.

Where is it? Why did Sean Mason Homes not show it?

Please submit a full copy of it to me forthwith to examine.

I want the legal MOE and /or Ontario Municipal Board registered copy. Nothing less. Third person study is unacceptable.

If it is not registered with the MOE and / or the Ontario Municipal Board then it is not acceptable, and the Ontario MOE shall be contacted forthwith to engage a Full Environmental Assessment.

All the residents I have talked to here have told me Sean Mason did NOT present the evidence of the study at the meeting.

There was nothing they had been given to examine. Only a "development document" which had no study "meat and potatoes" content in it.

Also, please forward forthwith, the:

- Noise and vibration study – is this only for building construction? I want the long term Environmental Nuisance Noise Impact Study.
- Slope stability study
- Geotechnical analysis
- Tree inventory and preservation plan

DESTRUCTION OF THE WALKING PATHWAY CONCERN:

Concern speaks to the support of the removal of the walking pathway that goes behind Timberwalk to Essa Road.

How am I to continue my mountain biking using this path?

Why was provision to preserve the path not given?

This is unacceptable and disrespectful to existing residents who wish to continue using the pathway.

The development's proposal talks to "access" for the low income housing tenants ONLY, not for the EXISTING residents that walk their dogs or bike along the path. Why is that the case?

NOISE CONCERN (ALSO ENVIRONMENTAL):

Where is the Environmental Nuisance Noise impact study? We are very familiar with the noise complaints with the Georgian College low income housing residents creating excessive noise to nearby middle class residents.

With 46 units there is going to be air conditioning noise, loud music noise, and excessive partying noise that is associated with low income housing.

Please show that this development is NOT going to be impacting our enjoyment to live here at Cityview Circle, with excessive environmental levels of noise. Again show the Environmental Nuisance Noise impact study forthwith. **This is in addition to a "construction noise" impact study. Construction Noise is TEMPORARY.**

I want the LONG TERM Environmental Nuisance Noise impact study.

COMPLAINT: Sean Mason Homes has failed to prevent 'construction nuisance noise':

I have to make the formal complaint that Sean Mason Homes is making too much "CONSTRUCTION NOISE" and it is a nuisance causing lack of front yard enjoyment.

I do not want to hear this annoying noise! I am asking the City of Barrie to reduce the construction noise as it has impacted my enjoyment to be in my front yard. Why was this noise allowed to be a nuisance? Please address!

ENCROACHMENT ON THE CITYVIEW CIRCLE VIA LAST REMAINING HOUSE TO BE SOLD TO SEAN MASON HOMES (see photo):

Concern speaks to the support of the rezoning to be directly abutting and adjacent to the Cityview Circle Road and a resident. The "development document" shows that Sean Mason Homes development INCLUDES the last remaining house that backs totally adjacent to Cityview Circle (see photo of plan). I'm told plans are underway to purchase that last house remaining (the white house) to build a multi-story building. This is totally unacceptable!

I was told at the meeting it was stated to one resident here that the City can approve a 6 story development totally adjacent to our road next to a bungalow home!! That is inappropriate!

This is totally inappropriate zoning! That kind of "innovative planning" is disrespectful to the Cityview Circle Residents. Please explain how a 6 story development "fits" with a bungalow?

AESTHETICS AND ARCHITECTURE CONCERN:

I have seen the poorly made "conceptual design elements" and in my opinion, the development is ugly architecture of no artistic value or merit, lacks aesthetics to integrate with existing Cityview Circle houses, is of poor cheap quality "clap board"

materials, and finally achieving only a design reminiscent of a "slum tenement" feel and look.

The latter is of real concern as it lowers the equity value of the City View Circle area real estate.

FREEDOM OF INFORMATION ACT:

If the requested studies and Environmental Assessment are not submitted for the residents of Cityview Circle to review in "entirety" forthwith BEFORE the May 15th meeting, then such documents shall be requested, under the "Freedom of Information Act". This is everyone's right as a Citizen of Canada. This right cannot be denied.

The fact that I have been told that Sean Mason Homes did not provide the study documents for the residents to review at the first meeting is indicative of a "lack of transparency." Where are the documents?

That is a major concern that the residents have not been shown these documents. From what I have been told by residents here, is that Sean Mason Homes showed a "development document" appropriate only for a "sales pitch" and not addressing residents' concerns.

Additionally I was told when these residents started to express concerns they were told the meeting was not meant for that purpose! This is very poor and shameful.

We are NOT interested in buying a Sean Mason home!

We do not have "stupid" written on our foreheads!

Please address to me the concerns above.

Regards,

Carl Buchheit

From: Planning
Sent: Wednesday, April 27, 2016 3:25 PM
To: Carlissa McLaren
Subject: City of Barrie (401 Essa Rd) File no D12-420/D14-1601

From: Michelle.Tien@HydroOne.com [<mailto:Michelle.Tien@HydroOne.com>]
Sent: Wednesday, April 27, 2016 2:45 PM
To: Planning
Subject: City of Barrie (401 Essa Rd) File no D12-420/D14-1601

Draft Plan of Subdivision No. D12-420/D14-1601

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group. subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
LandUsePlanning@HydroOne.com
905-946-6237

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Tina Gonneau

D14-1601

From: Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>
Sent: Monday, April 04, 2016 10:11 AM
To: Tina Gonneau
Cc: Tuz, Sylvester (MTO)
Subject: Sean Mason Homes, 401 Essa Rd., Barrie
Attachments: 20160404100133484.pdf

Tina:

In response to the attached circulation, the subject site is beyond MTO permit control area.

We have no concerns, and need not be circulated further.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region Engineering Office
Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, ON M3M 0B7
Ph: 416-235-4280
Fx: 416-235-4267
Email: peter.dorton@ontario.ca

CITY HALL
70 COLLIER STREET
TEL. (705) 739-4208
FAX (705) 739-4270

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

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

March 31, 2016
File: D14-1601/D12-420

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 34(10.7) AND 51(19) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND PROPOSED PLAN OF SUBDIVISION.

Dear Sir/Madam:

Re: Zoning By-law Amendment and Draft Plan of Subdivision - Sean Mason Homes (Essa Road) Inc. – 401 Essa Road, Barrie

TAKE NOTICE that Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Road) Inc., has submitted a complete application as of February 17, 2016 for an Amendment to the Zoning By-law and Plan of Subdivision for lands located at 401 Essa Road. The property is legally described as Part of Lot 5, Concession 13, City of Barrie, and is located within the Holly Planning Area. The property is known municipally as 401 Essa Road and has a total area of approximately 1.1ha.

AND TAKE NOTICE that the Planning Services Department of the City of Barrie will hold a Neighbourhood Meeting together with the applicant on Thursday, April 14, 2016 at 7:00 p.m. to allow the public an opportunity to hear about the proposed development of the site.

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

The owner has applied to amend the current zoning of the property from Agricultural (A) and Multiple Residential Dwelling Second Density Special (RM2) (SP-327) to Multiple Residential Dwelling Second Density Special (RM2) (SP) and Open Space (OS) to permit the development of 46 multiple residential block townhouse units.

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law and Plan of subdivision, should contact the Planning Services Department during regular office hours at 739-4208.

A public meeting will be scheduled at a later date, at which time any person may make representation, however, written submissions to Legislative and Court Services are encouraged. Notification of the Amendment to the Zoning By-law and Plan of Subdivision if approved by Council will be provided upon written request to the City Clerk.

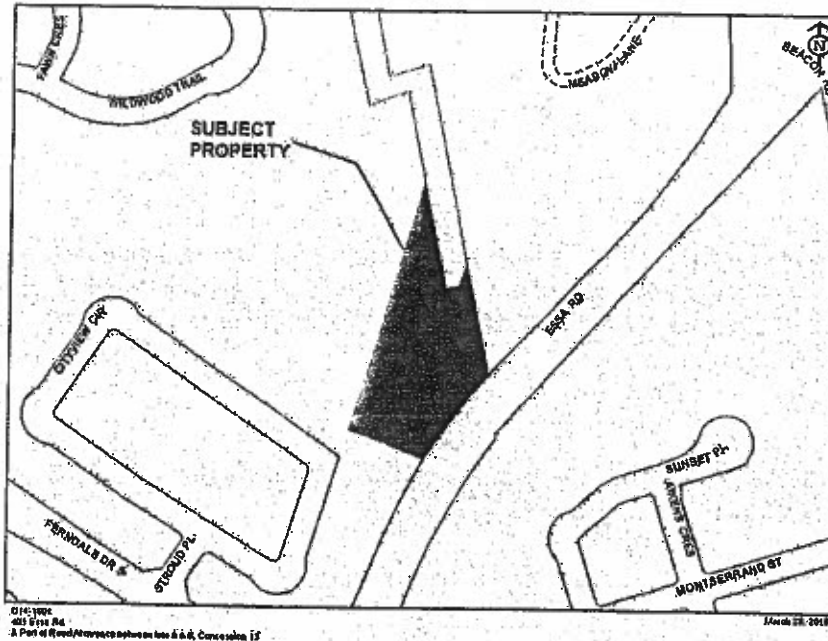
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RECEIVED

APR 01 2016

TORONTO

Corridor Management Office



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

- (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 and Plan of Subdivision, 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 of Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5

May 9, 2016

rec'd
May 10/16
DJ

The City of Barrie
70 Collier Street
Barrie, Ontario

Re: Amendment to Zoning By-Law File D12-420/D14-1601
Oral Presentation at Monday May 16, 2016 Council Meeting

for review

I request time to give an oral presentation at the May 16, 2016
General Committee of the Council meeting in regard to the above file.

My comments will not only reflect my opposition to the request to
have the property re-zoned but also identify some of the issues that I
think City Council and Barrie Planning department have to look at as
a whole for Ward 6.

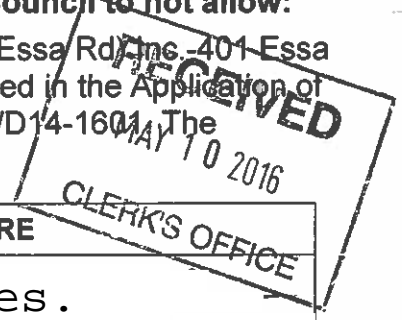
Respectfully



Ronnie Michael Miller

To the MAYOR, COUNCILLORS AND CITY PLANNING STAFF, and any members of the CORPORATION OF THE CITY OF BARRIE, we, the undersigned, residents and ratepayers of the City of Barrie request Council to not allow:

The site specific provisions within the Zoning By-Law and Plan of Subdivision – Sean Mason Homes (Essa Rd) Inc. 401 Essa Road, Barrie, Ontario. We are asking the council to vote to NOT include the specific site provisions listed in the Application of draft plan of subdivision and amendment to the zoning by-law pursuant to the applicants File D12-420/D14-1601. The property is legally described as Part of Lot 5, Concession 13, City of Barrie.



| NAME <i>[please print]</i> | RESIDENTIAL ADDRESS <i>[please print]</i> | SIGNATURE |
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Petition submitted on May 10, 2016 with 133 signatures.