

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



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

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

September 4, 2015  
File: D14-1588

**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 – Mansoura Development Inc., (c/o Ray Duhamel, The Jones Consulting Group Ltd.) – 199 Ardagh Road, Barrie**

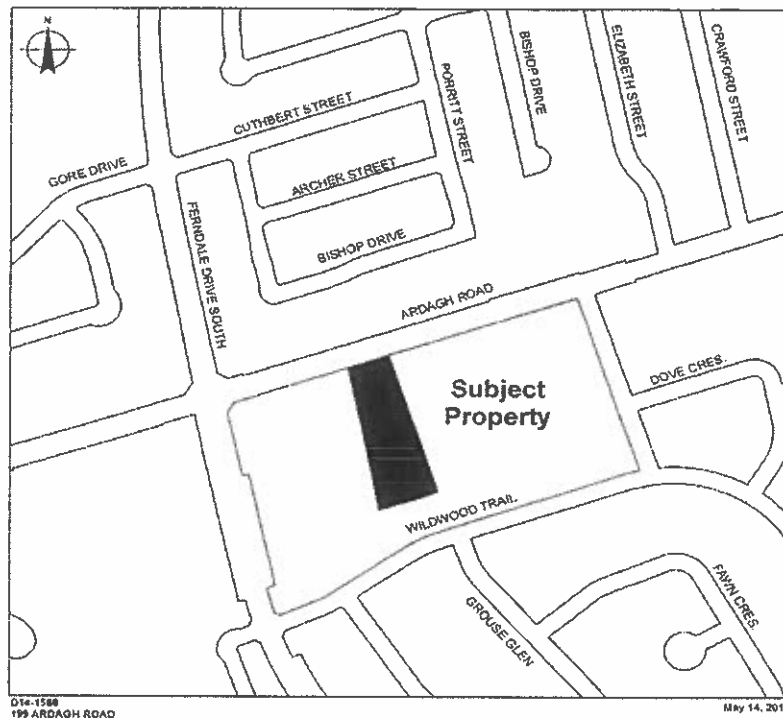
**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on Monday, **September 28, 2015**, at 7:00 p.m. in the Huronia Room of City Hall, 70 Collier Street, to review an application for an amendment to the Zoning By-Law submitted by The Jones Consulting Group Ltd. on behalf of Mansoura Development Inc., for parcels of land fronting on the south side of Ardagh Road, east of the intersection of Ardagh Road and Ferndale Drive South, in the Ardagh Planning Area. The property is legally described as Lots 24 and 25 on Plan 914 and part of the original survey (Part of Lot 5, Concession 13). The property is municipally known as 199 Ardagh Road. The total area of the property is approximately 1.03 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Detached Residential First Density (R1) in accordance with Zoning By-Law 2009-141.

The owner has applied to amend the current zoning of the property to Multiple Residential Dwelling Second Density Special Provision RM2 (SP) to permit a 47 unit block/cluster townhouse development. The applicant is proposing a vacant land condominium. The proposed Special Provision would permit: the property to be interpreted as one (1) lot for zoning purposes; a reduced building setback from Ardagh Road; a reduced side yard (east and west) setback; an increase to the allowable density; an increase to the maximum permitted gross floor area; a reduced width of the landscaped open space for a secondary means of access; a reduced width of the landscape buffer adjacent to a parking area; and an increase to the permitted size of an accessory building/structure.

**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, September 8, 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 decision of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, please submit a written request 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  
Stephen.Naylor@barrie.ca