



CITY HALL  
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BARRIE, ONTARIO  
L4M 4T5

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

August 27, 2013  
File: D09-OPA31/D12-404/D14-1556

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

Dear Sir/Madam:

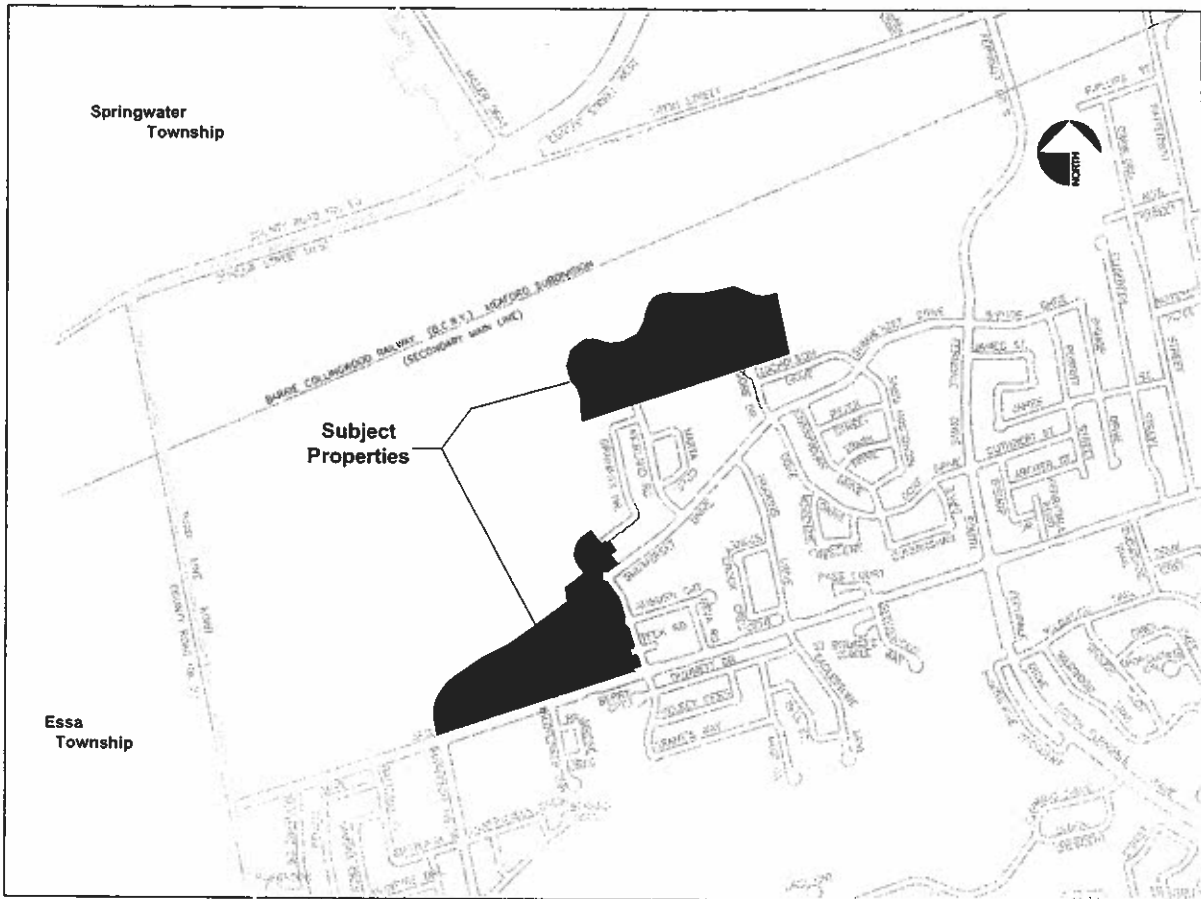
Re: Official Plan Amendment, Amendment to the Zoning By-law and Plan of Subdivision Kierland Developments Inc./Graihawk Estates Inc./3590 Peter Limited (Auburn Developments Inc.) - Northwest of Ardagh Road and Wright Drive and North of Keirland Road and Gore Drive

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Thursday, September 19, 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 Plan of Subdivision for two blocks of land submitted by Steve Stapleton of Auburn Development Inc. The project is identified as Phase 2 and 3 of the existing Meadows of Bear Creek subdivision. The first block, Phase 2, is located on the northwest corner of Ardagh Road and Wright Drive, generally bounded by the extension of Summerset Drive. The second block, Phase 3, is located north of the terminus of Kierland Road and Gore Drive. The property is legally described as Part of Lots 2 and 3, Concession 14 and all of Blocks 160-164 on Registered Plan 51M-867, Former Township of Innisfil, City of Barrie. The property is approximately 27.546 hectares in size and located in the Ardagh Secondary Planning Area.

The lands are considered to be designated Future Urban and Environmental Protection within the City's Official Plan and are currently zoned Agriculture (A) and Environmental Protection (EP). The owner has applied to redesignate the subject lands to Residential and to amend the current zoning of the property from Agriculture (A) and Environmental Protection (EP) to Residential Single Detached Third Density (R3) and Residential Multiple (RM2) to permit the future development of the property for residential use as follows:

Phase 2A	RM2 – Medium Density	202-238 units
Phase 2B	R3 – Single Detached	83 units
Phase 3	R3 – Single Detached	146 units
	<b>TOTAL</b>	<b>431-467 units</b>

A portion of the site has also been proposed in the Open Space (OS) zone for parkland, stormwater management and buffer areas adjacent to Centre Creek and the Bear Creek Provincially Significant Wetland.



D14-1558 / D12-404

A reduced copy of the Draft Plan of Subdivision is attached for review.

**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 **Wednesday, September 11, 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.

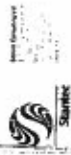
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of The City of Barrie before the Official Plan Amendment and/or by-law is passed:

- (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



Professional Engineer  
 License No. 10000  
 State of Maryland

**PLAN OF SUBDIVISION**  
**LOTS 2 AND 3**

APPLICANT: [Name]  
 PROJECT: [Name]  
 DATE: [Date]

**TABLE OF AREAS**

Area	Area (Acres)
Lot 2	1.23
Lot 3	1.15
Total	2.38

**COMMENTS:**  
 1. This plan is submitted in accordance with the provisions of the Subdivision Control Act, Chapter 29, of the Code of Maryland Annotated, and the Regulations of the State Board of Planning and Zoning, Chapter 10, of the Code of Maryland Annotated.

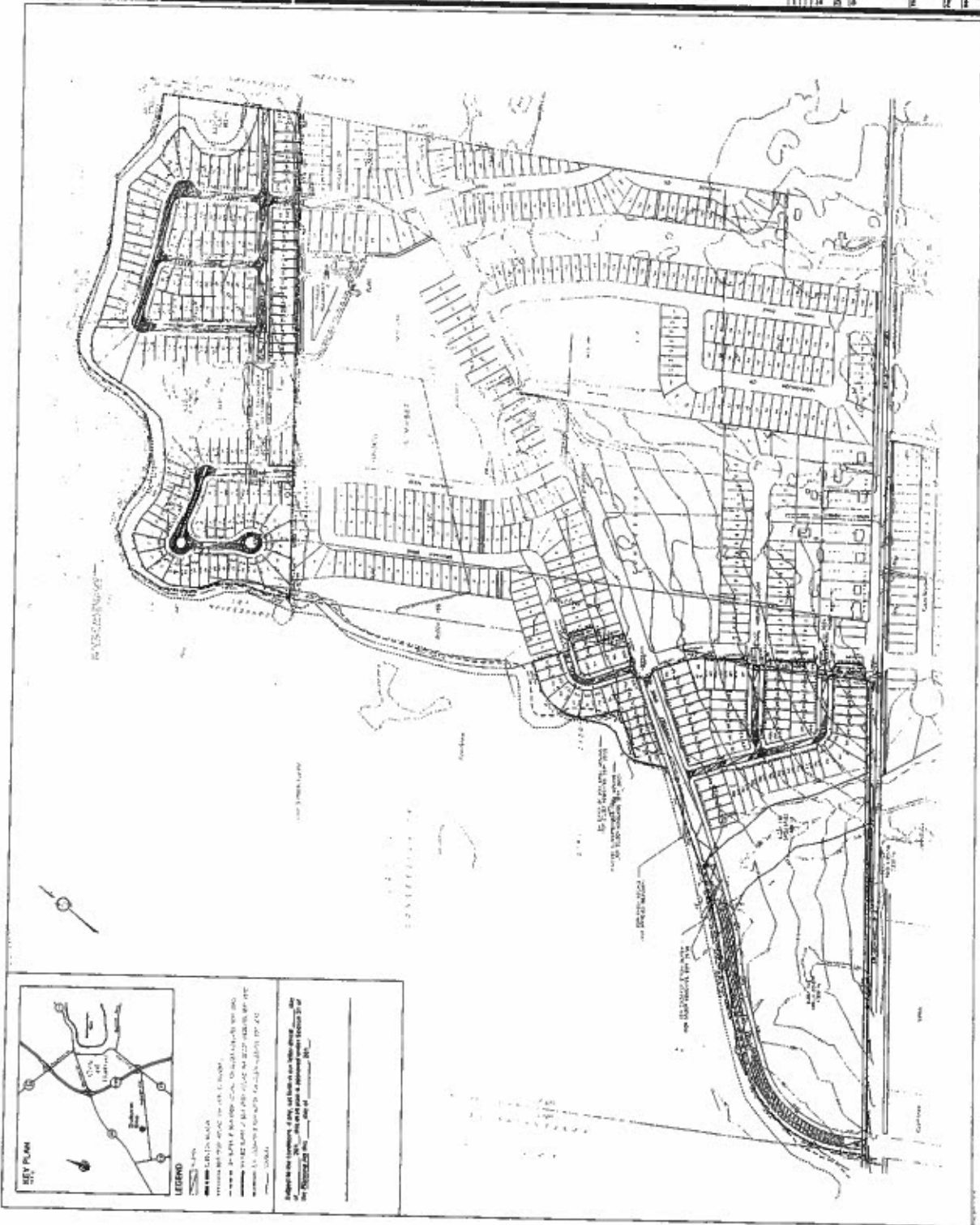
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**APPROVED:**  
 [Signature]  
 [Name]  
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**LEGEND**

- Proposed Subdivision
- Existing Subdivision
- Proposed Road
- Existing Road
- Proposed Lot
- Existing Lot
- Proposed Easement
- Existing Easement
- Proposed Utility
- Existing Utility
- Proposed Structure
- Existing Structure
- Proposed Fence
- Existing Fence
- Proposed Boundary
- Existing Boundary
- Proposed Right-of-Way
- Existing Right-of-Way
- Proposed Right-of-Way Extension
- Existing Right-of-Way Extension
- Proposed Right-of-Way Widening
- Existing Right-of-Way Widening
- Proposed Right-of-Way Narrowing
- Existing Right-of-Way Narrowing
- Proposed Right-of-Way Relocation
- Existing Right-of-Way Relocation
- Proposed Right-of-Way Abandonment
- Existing Right-of-Way Abandonment
- Proposed Right-of-Way Acquisition
- Existing Right-of-Way Acquisition
- Proposed Right-of-Way Release
- Existing Right-of-Way Release
- Proposed Right-of-Way Reservation
- Existing Right-of-Way Reservation
- Proposed Right-of-Way Dedication
- Existing Right-of-Way Dedication
- Proposed Right-of-Way Acceptance
- Existing Right-of-Way Acceptance
- Proposed Right-of-Way Surrender
- Existing Right-of-Way Surrender
- Proposed Right-of-Way Reversion
- Existing Right-of-Way Reversion
- Proposed Right-of-Way Forfeiture
- Existing Right-of-Way Forfeiture
- Proposed Right-of-Way Escheat
- Existing Right-of-Way Escheat
- Proposed Right-of-Way Eminent Domain
- Existing Right-of-Way Eminent Domain
- Proposed Right-of-Way Condemnation
- Existing Right-of-Way Condemnation
- Proposed Right-of-Way Expropriation
- Existing Right-of-Way Expropriation
- Proposed Right-of-Way Acquisition by Prescription
- Existing Right-of-Way Acquisition by Prescription
- Proposed Right-of-Way Acquisition by Adverse Possession
- Existing Right-of-Way Acquisition by Adverse Possession
- Proposed Right-of-Way Acquisition by Estoppel
- Existing Right-of-Way Acquisition by Estoppel
- Proposed Right-of-Way Acquisition by Acquiescence
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- Existing Right-of-Way Acquisition by Acquiescence

Subject to the provisions of the Subdivision Control Act, Chapter 29, of the Code of Maryland Annotated, and the Regulations of the State Board of Planning and Zoning, Chapter 10, of the Code of Maryland Annotated, this plan is submitted for approval.