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

April 22, 2016  
File: D12-420/D14-1601

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

Dear Sir/Madam:

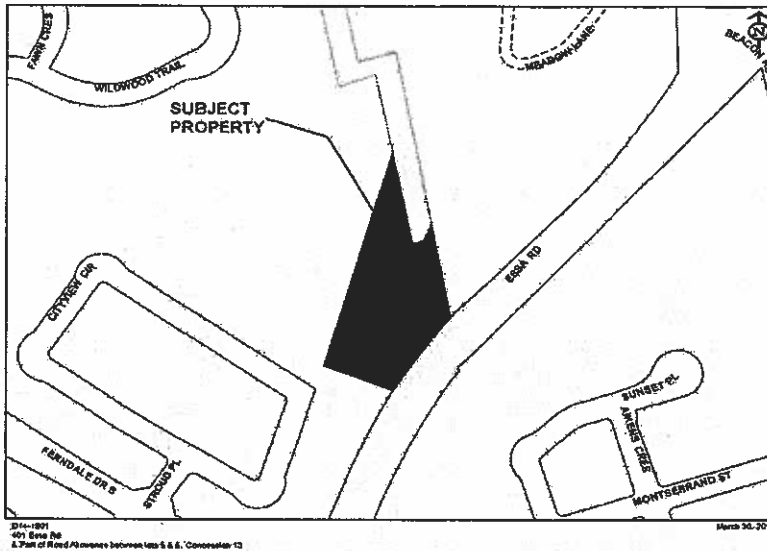
**Re: Amendment to the Zoning By-law and Plan of Subdivision – Sean Mason Homes (Essa Rd) Inc. - 401 Essa Road, Barrie**

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, May 16, 2016** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Rd.) Inc. The property is legally described as Part of Lot 5, Concession 13, City of Barrie, and is located within the Holly Planning Area. The applicant has included a portion of the Patterson Road unopened road allowance forming part of this Planning Application. The Patterson Road unopened road allowance is currently owned by the City of Barrie. The property is known municipally as 401 Essa Road and has a total area of approximately 1.1ha.

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. The applicant has requested the following site specific provisions:

	<b>Required (RM2)</b>	<b>Proposed</b>
Front Yard Setback (min.)	7m	1.8m
Rear Yard Setback (min.)	7m	4.8m
Building Height (max.)	10m	11m
Density (max.)	40 units per hectare	58 units per hectare
Gross Floor Area (max.)	60%	78%
Lot Coverage (max.)	35%	37%
Internal Driveway Length (min.)	6m	1.5m
Internal Roadway Width (min.)	6.4m	5.5m
Parking (min.)	1.5 spaces/unit	1 space/unit, inclusive of tandem parking within the garage



**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 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 **May 10, 2016**. 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 and/or draft plan of subdivision 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 draft plan of subdivision and Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning Services Department. Pursuant to City of Barrie By-law 2010-166, the authority for Plan of Subdivision approval has been delegated to the Planning Services Department. As such, subsequent to the public meeting, staff will issue a decision regarding the Plan of Subdivision application.

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