

CITY HALL
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BARRIE, ONTARIO
L4M 4T5

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

February 24, 2017
File: D12-423/D14-1616

**NOTICE OF FILING COMPLETE APPLICATIONS AND NOTICE OF A PUBLIC MEETING
PURSUANT TO SECTIONS 34(12), 34(10.7), 51(19.9) 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 - Watersand Construction
Ltd., south west corner of McKay Road West and Veteran's Drive, Barrie**

TAKE NOTICE that KLM Planning Partners Inc. on behalf of Watersand Construction Ltd. has submitted complete applications as of November 18, 2016 for Draft Plan of Subdivision and an Amendment to the Zoning By-law for lands located on the south west corner of McKay Road West and Veteran's Drive, Barrie.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **March 20, 2017** 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 plan of subdivision submitted by KLM Planning Partners Inc. on behalf of Watersand Construction Ltd. The lands are located on the south west corner of McKay Road West and Veteran's Drive, Barrie.

The lands are designated Natural Heritage System, Natural Heritage System, Residential, and Neighbourhood Mixed Use Node (as per Salem Secondary Plan Schedule 8C-Land Use Plan). The lands are currently zoned Agriculture General Zone (AG) and Environmental Protection (EP) (as per Town of Innisfil Zoning By-law 054-04). The owner has applied to amend the current Agriculture General Zone (AG) and Environmental Protection (EP) (as per Town of Innisfil Zoning By-law 054-04) to Residential Annexed (RA), Residential Multiple Annexed (RMA), Environmental Protection (EP), Mixed Use Corridor (MU2), Institutional Education (I-E), and Open Space (OS) to allow for the subdivision of 1,445 residential units, with a block for future commercial.

A reduced copy of the plan is attached for your information.

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 and Building Services Department during regular office hours at 705-739-4208.

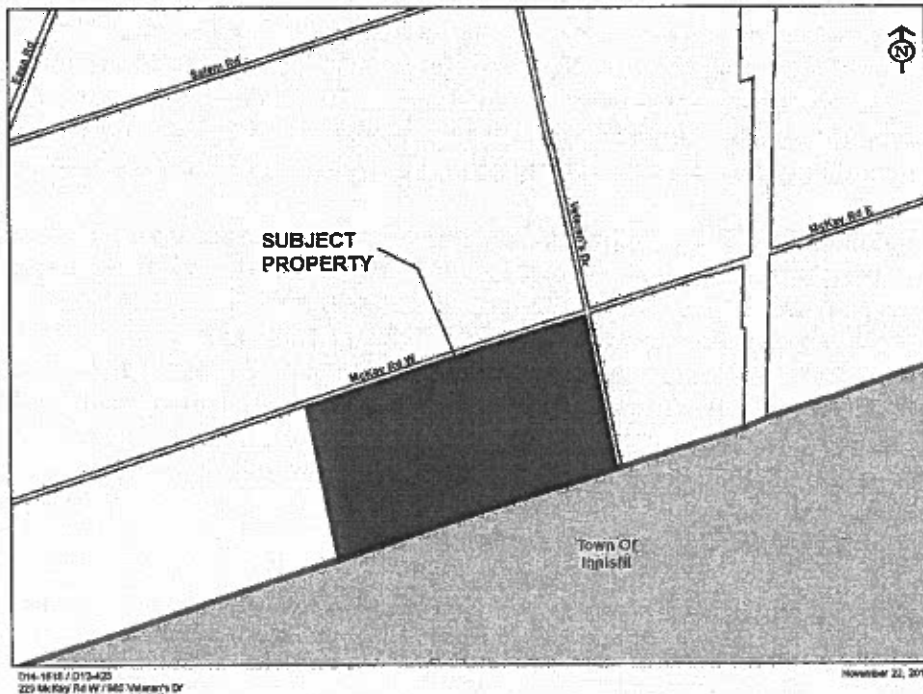
Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **March 14, 2017**. Any person may make representation at the meeting, however, written 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 and Building Services Department. Pursuant to City of Barrie By-law 2010-166, the authority for Plan of Subdivision approval has been delegated to the Planning and Building 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.



Bailey Chabot, Planner
Planning & Building Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5

DES34

WATERSAND CONSTRUCTION LTD. - SIDEWALK AND PEDESTRIAN CIRCULATION PLAN



| | |
|-------------------------|-----------|
| 15.3m SINGLE DETACHED | 58 UNITS |
| 13.7m SINGLE DETACHED | 262 UNITS |
| 11.6m SINGLE DETACHED | 531 UNITS |
| 10.0m SINGLE DETACHED | 196 UNITS |
| 7.5m TOWNHOUSES | 167 UNITS |
| 6.0m LANEWAY TOWNHOUSES | 102 UNITS |
| 4.5m LANEWAY TOWNHOUSES | 129 UNITS |
| TOTAL = 1,445 UNITS | |



12000
OCT 6, 2016

WATERSAND CONSTRUCTION LTD.
DESIGNED BY APPLICANT
THIS APPLICATION

P
OF LOT 3