



CITY HALL
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BARRIE, ONTARIO
L4M 4T5

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

January 21, 2011
File: D14-1500 and D12-395

NOTICE OF THE FILING OF A COMPLETE APPLICATION OF REZONING AND DRAFT PLAN OF SUBDIVISION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(10.7), 34(12), 51(19.1) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING AND DRAFT PLAN OF SUBDIVISION

Dear Sir/Madam:

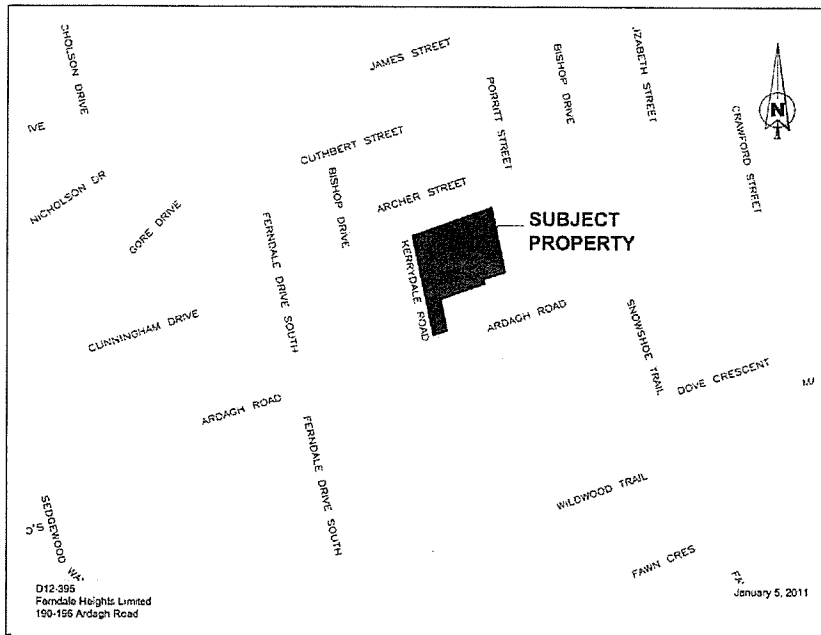
Re: Rezoning and Draft Plan of Subdivision – Ferndale Meadows Inc., 190-196 Ardagh Road, Barrie

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application for a proposed Draft Plan of Subdivision and Rezoning.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **February 14, 2011** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for a Rezoning and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Ferndale Meadows Inc. The property is legally described as Part of Lots 4 & 5, Concession 14, Former Township of Innisfil in the City of Barrie. The property is municipally known as 190-196 Ardagh Road.

The purpose of the Rezoning application is to remove the Hold from the property zoned Residential Single Detached First Density (R1 – H95) and rezone the lands to Residential Single Detached First Density with Special Provisions (R1-SP), Residential Single Detached Third Density (R3), and Residential Single Detached Third Density with Special Provisions (R3-SP) to permit the development of a residential subdivision consisting of nineteen single detached residential lots.

...2



A reduced copy of the proposed Draft Plan of Subdivision is attached for your information.

Any person wishing further information or clarification with regard to this proposed rezoning and plan of subdivision should contact the Planning Services Department during regular office hours at 739-4208.

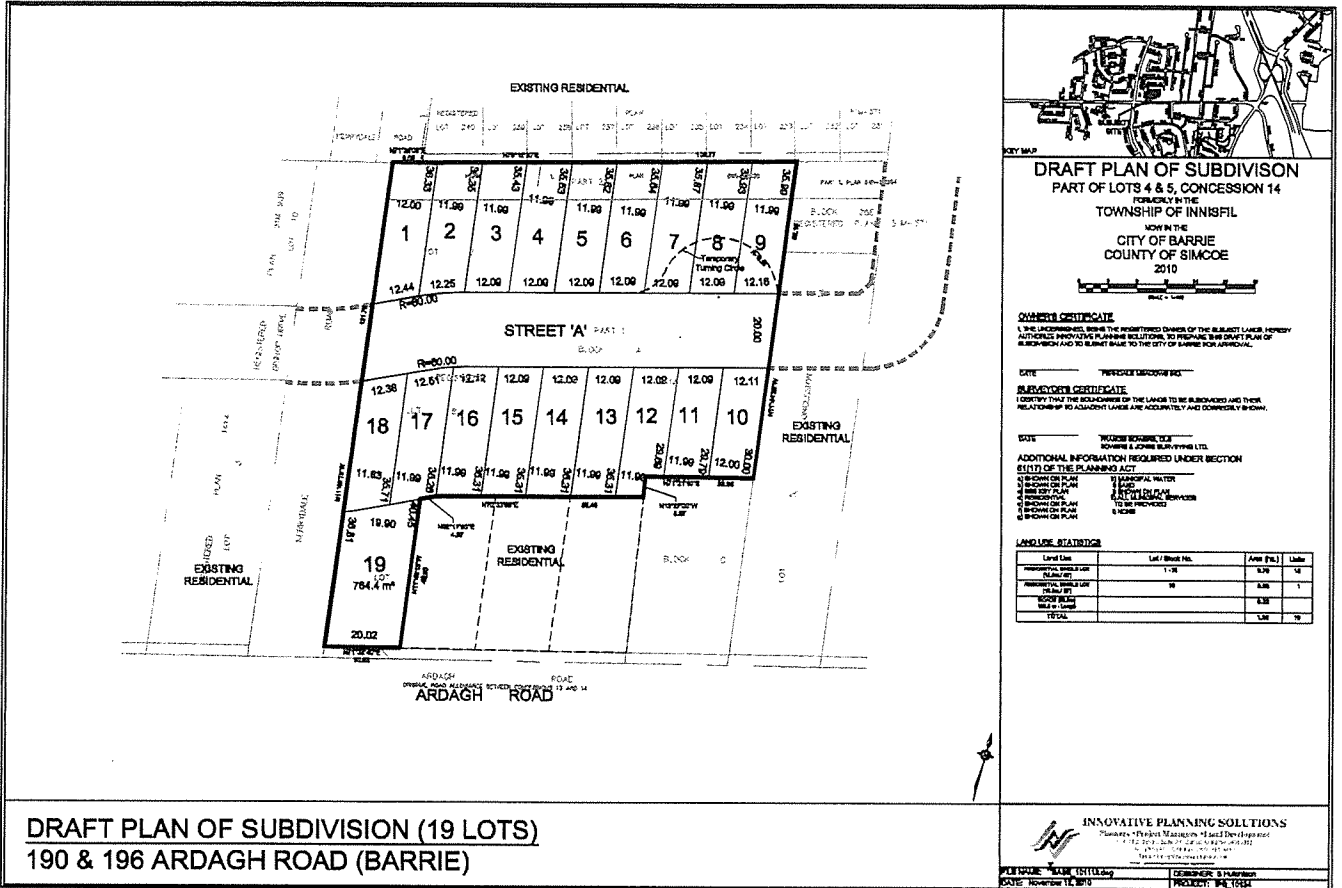
Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by **February 9, 2011**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the rezoning 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 rezoning, you must make a written submission to the undersigned.

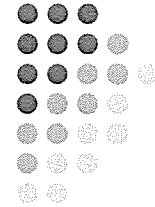
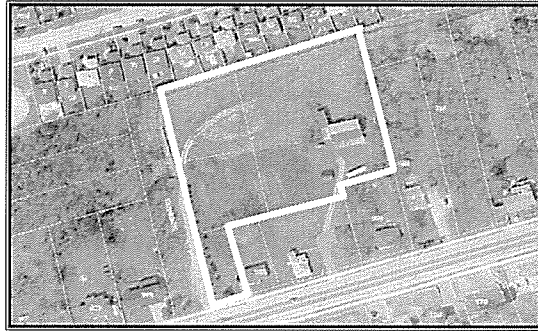
Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5



Ferndale Meadows Subdivision

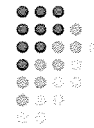
Draft Plan of Subdivision and Zoning Bylaw Amendment

February
14th, 2011



 **Innovative Planning Solutions**
Practice: Project Managers, Land Development

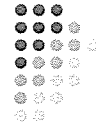
Purpose and Intent



- Provide detail on applications for Draft Plan of Subdivision and Zoning Bylaw Amendment.
- Summarize technical reports for application.
- Seek input from Council and members of the public.

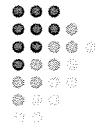
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History of Property



- Preconsultation on this submission with the City of Barrie Planning Department began in late summer 2010.
- Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment submitted in November 2010.

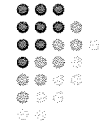
Site Description and Surrounding Land Uses



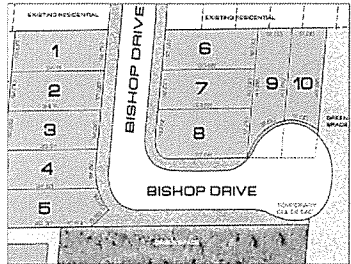
- Ardagh Road Planning Area
- Area: 1.05 ha (2.59 acres)
- Frontage: Ardagh Rd & Kerrydale Rd
- Existing Uses
 - Vacant land (all buildings to be demolished).



Site Description and Surrounding Land Uses

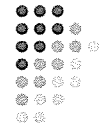


- Monterey Homes Subdivision
 - Ten Residential Lots
 - Abutting to West.

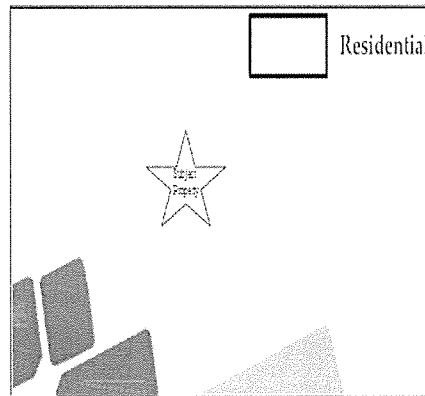


Source: Monterey Homes Website & Google Earth

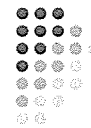
City of Barrie Official Plan



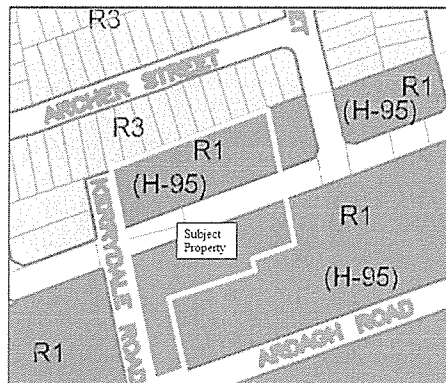
- Designation:
 - Residential
- Proposed development consistent with Official Plan and surrounding residential area.
- No amendments to Official Plan required



City of Barrie Zoning By-Law 2009-141

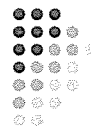


- Existing Zoning
 - Residential Holding (R1H-95)
 - 'Residential One-Family Detached Dwelling First Density' 'Holding'
 - Holding provision relates to the extension and dedication of Bishop Drive to the City of Barrie.



Innovative Planning Solutions
 Planning Project Manager, East Township

Draft Plan of Subdivision

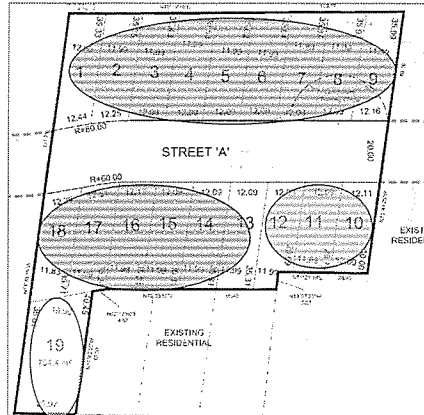


DRAFT PLAN OF SUBDIVISION (19 LOTS)
 190 & 196 ARDAGH ROAD (BARRIE)

Innovative Planning Solutions
 Planning Project Manager, East Township

Zoning Bylaw Amendment

- Lots 1-9 & 13-18 to Residential One-Family Detached Dwelling Third Density (R3)
- Lots 10-12 to Residential One-Family Detached Dwelling Third Density Exception (R3-_)
 - Exception to permit lot area of 360m² (400m² required)
- Lot 19 to Residential One-Family Detached Dwelling First Density Exception (R1-_)
 - Exception to permit min lot frontage of 20m and lot area of 750m² (22m and 900m² required respectively)



 Innovative Planning Solutions
 Planner, Project Manager, Land Development

Technical Reports

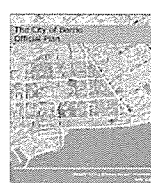
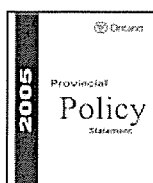
- Following reports have been submitted in support of applications:
 - Planning Justification Report
 - Environmental Impact Statement
 - Functional Servicing Report

 Innovative Planning Solutions
 Planner, Project Manager, Land Development

Planning Policy

- Application is consistent with planning instruments noted below:

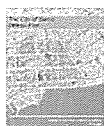
Provincial Policy Statement
 Places to Grow Growth Plan
 City of Barrie Official Plan



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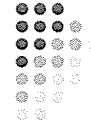
Planning Rationale

- ✦ Sustainable growth not urban sprawl.
- ✦ Connecting into existing infrastructure.
- ✦ Maximizes infill opportunity consistent in character and lot fabric with existing neighbourhood.
- ✦ Compact, transit supportive.
- ✦ Development within existing built up area contributing to 40% requirement under Growth Plan.



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 Planning, Project Manager • Land Development

Net Public Benefit



- Provide new housing opportunity within Ardagh Road Planning Area which is considered a very desirable neighbourhood within the City of Barrie.
- Cost of new infrastructure will be borne by developer, thus no cost to existing tax payers.
- Bishop Drive extension will be dedicated to City of Barrie as desired.
- No negative impact on existing Natural Attributes and Environmental Features.
- Development of vacant land will increase tax base.
- Potential to increase property value to existing homes.



**Ferndale Meadows Inc.
thanks you for the
opportunity to present their
proposal.**

