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

April 5, 2016
File: D09-OPA48/D14-1581

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

Dear Sir/Madam:

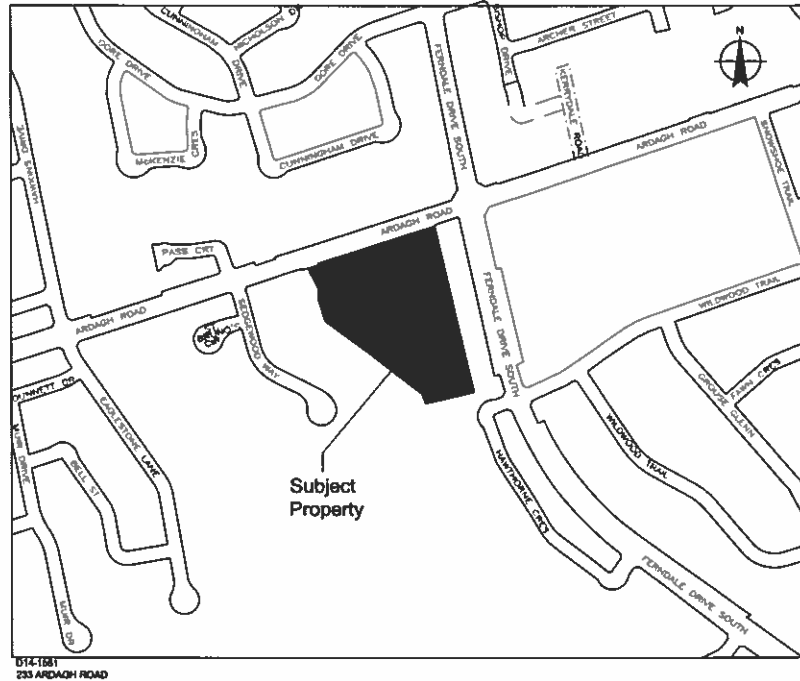
**Re: Official Plan Amendment and Amendment to the Zoning By-law – 233 Ardagh Road
The Hedbern Development Corporation**

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 2, 2016**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of The Hedbern Development Corporation, for lands located on the south side of Ardagh Road, west of Ferndale Drive South. The property is legally described as Part of Lot 4, Concession 13, City of Barrie and is located within the Ardagh Secondary Planning Area. The property is known municipally as 233 Ardagh Road and has a total area of approximately 3.5ha.

The lands are designated Future Urban within the City's Official Plan, Low Density Residential and Environmental Protection within the Ardagh Secondary Plan and are zoned Agricultural (A) in accordance with Zoning By-law 2009-141.

The applicant is proposing to redesignate the subject lands from Future Urban to Residential Area within the City's Official Plan, redesignate the lands from Environmental Protection and Low Density Residential to High Density Residential in the Ardagh Secondary Plan and rezone the subject lands from Agricultural (A) to Residential Apartment Dwelling First Density-3 with Special Provisions (RA1-3) (SP) to permit the development of 268 multiple residential units in the form of one (1) 8-storey apartment building (112 units), three (3) 4-storey apartment buildings (120 units), three (3) 3-storey stacked townhouse buildings (36 units) and a municipal park/parking lot at the north-west corner of the site. A reduced copy of the concept plan is attached for reference.

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 Legislative and Court Services by **April 26, 2016**. 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 the 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.

Stephen Naylor,
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