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

February 27, 2015  
File: D14-1583

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

**Re: Amendment to the Zoning By-law -- Terra Capital Group Inc. (c/o Tim Mouzafarov) – 534, 536, 540 Essa Road and Part of 8 Boag Court, 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, **March 23, 2015**, 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 submitted by Innovative Planning Solutions on behalf of Terra Capital Group Inc. (c/o Tim Mouzafarov), for parcels of land fronting on the east side of Essa Road, north of the intersection of Mapleton Avenue and Essa Road, in the Holly Planning Area. The properties are municipally known as 534, 536, 540 Essa Road and Part of 8 Boag Court. The total area of the properties of the subject application is approximately 0.95 hectares.

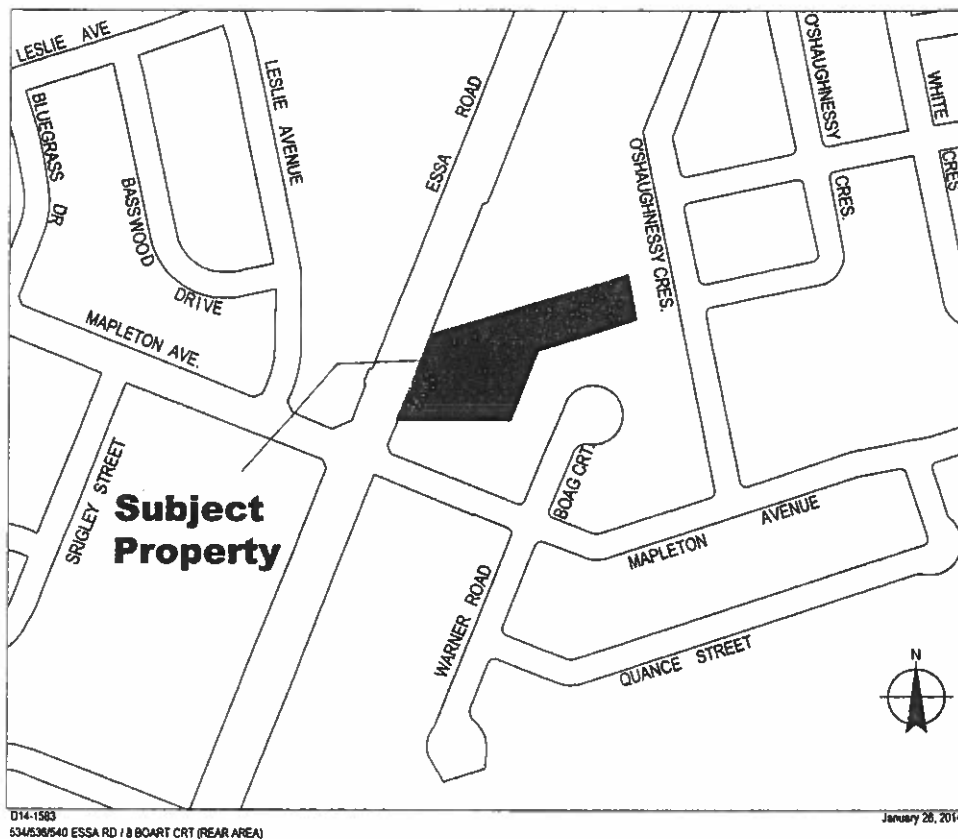
The lands are designated Residential within the City's Official Plan and are zoned Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473), and Single Detached Residential First Density (R1) in accordance with Zoning By-Law 2009-141. The existing Special Provision allows for an apartment use only, reduced landscaping buffer lot coverage for parking and density.

The owner has applied to amend the current zoning of the property from Multiple Residential Dwelling Second Density Special Provision RM2 (SP-473) to Multiple Residential Dwelling Second Density Special Provision RM2 (SP) to permit a 55 unit block cluster/townhouse development. The proposed Special Provision would be for building setbacks, exceed both the maximum gross floor area and maximum height and the allowable density.

**Any person wishing further information or clarification with regard to this proposed 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 **Tuesday, March 17, 2015**.

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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 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 amendment to the Zoning By-law, you must make a written submission to the undersigned.

Stephen Naylor  
Director of Planning Services  
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