

CITY HALL  
70 COLLIER STREET  
TEL. (705) 739-4208  
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# The City of BARRIE

P.O. BOX 400  
BARRIE, ONTARIO  
L4M 4T5

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

March 20, 2015  
File: D09-OPA49/D14-1580

**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.**

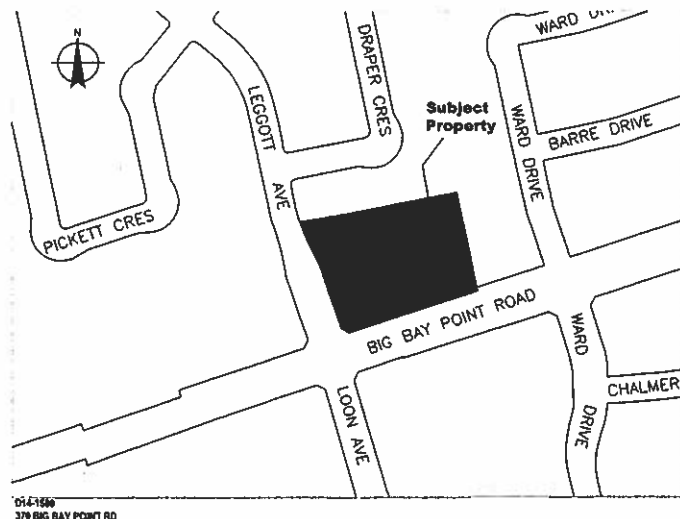
Dear Sir/Madam:

**Re: Official Plan Amendment and Amendment to the Zoning By-law – Mason Homes – 370 Big Bay Point 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, April 13, 2015**, 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 MHBC Planning on behalf of Mason Homes for lands located at 370 Big Bay Point Road, Barrie. The property is legally described as Block 303, Plan 51M-538 and is located within the Painswick North Planning Area. The property is known municipally as 370 Big Bay Point Road, Barrie and has a total area of approximately 0.91 hectares (2.25 acres).

The lands are designated General Commercial within the City's Official Plan and are currently zoned General Commercial C4 (H-20) in accordance with Zoning By-law 2009-141.

The owner has applied to redesignate the subject lands from General Commercial to Residential and to amend the current zoning of the property from General Commercial C4 (H-20) to Multiple Family Residential Second Density RM2(SP) with Special Provisions to permit the future development of the property for 37 cluster townhouses. The Special Provisions requested would permit deficient front yard setbacks, an increase in the permitted gross floor area and an increase in the permitted density on the site.



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**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 7, 2015**. 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,  
Director of Planning Services  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

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P.O. BOX 400  
BARRIE, ONTARIO  
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December 10, 2014  
File: D14-1580

**NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTION 22(6.4) AND 34(10.7) 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:

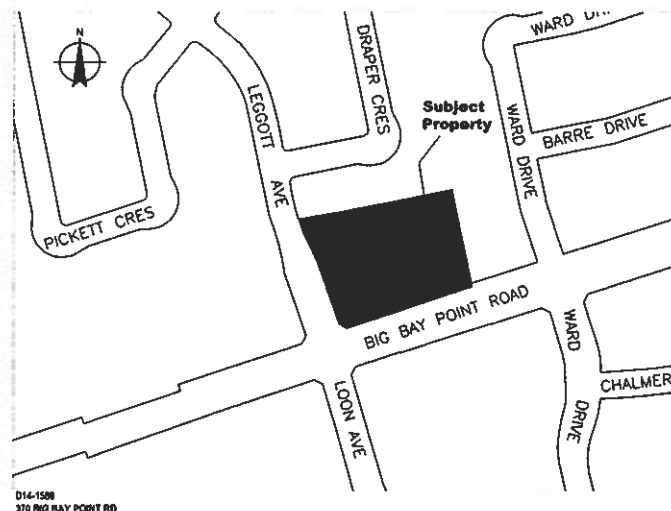
**Re: Official Plan Amendment and Amendment to the Zoning By-law – 370 Big Bay Point Road, Barrie**

**TAKE NOTICE** that Mason Homes has submitted a complete application as of December 3, 2014 for an Official Plan Amendment and Amendment to the Zoning By-law for lands located at 370 Big Bay Point Road, Barrie. The property is legally described as Block 303, Plan 51M-538 and is located within the Painswick North Planning Area. The property is known municipally as 370 Big Bay Point Road, Barrie and has a total area of approximately 0.91 hectares (2.25 acres).

**AND TAKE NOTICE** that the Planning Services Department of the City of Barrie will hold a Ward Meeting together with the applicant on Tuesday, January 6, 2015 at 7:00 p.m., to allow the public an opportunity to hear about the proposed development of the site.

The lands are designated General Commercial within the City's Official Plan and are currently zoned General Commercial C4 (H-20) in accordance with Zoning By-law 2009-141.

The owner has applied to redesignate the subject lands from General Commercial to Residential and to amend the current zoning of the property from General Commercial to Multiple Family Residential Second Density RM2(SP) with Special Provisions to permit the future development of the property for 37 cluster townhouses. The Special Provisions requested would permit deficient front yard setbacks, an increase in the permitted gross floor area and an increase in the permitted density on the site.



"THE PEOPLE ARE THE CITY"

**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.**

A public meeting will be scheduled at a later date, at which time any person may make representation at a public meeting, however, written submissions to Legislative and Court Services are encouraged. Notification of the Official Plan Amendment and 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 in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Official Plan Amendment and Amendment to the Zoning By-law:

- (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 City Clerk.

Stephen Naylor,  
Director of Planning Services  
City of Barrie, P.O. Box 400  
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