

*The City of*  
**BARRIE**

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

April 12, 2012

File: D09-OPA019/D14-1533/D12-340

**NOTICE OF THE FILING OF A COMPLETE APPLICATIONS AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 17(15), 22(6), 34(10), 34(12), 51(19) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW AND PLAN OF SUBDIVISION.**

Dear Sir/Madam:

**Re: Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision - 40 Ferndale Drive South (Manhattan West)**

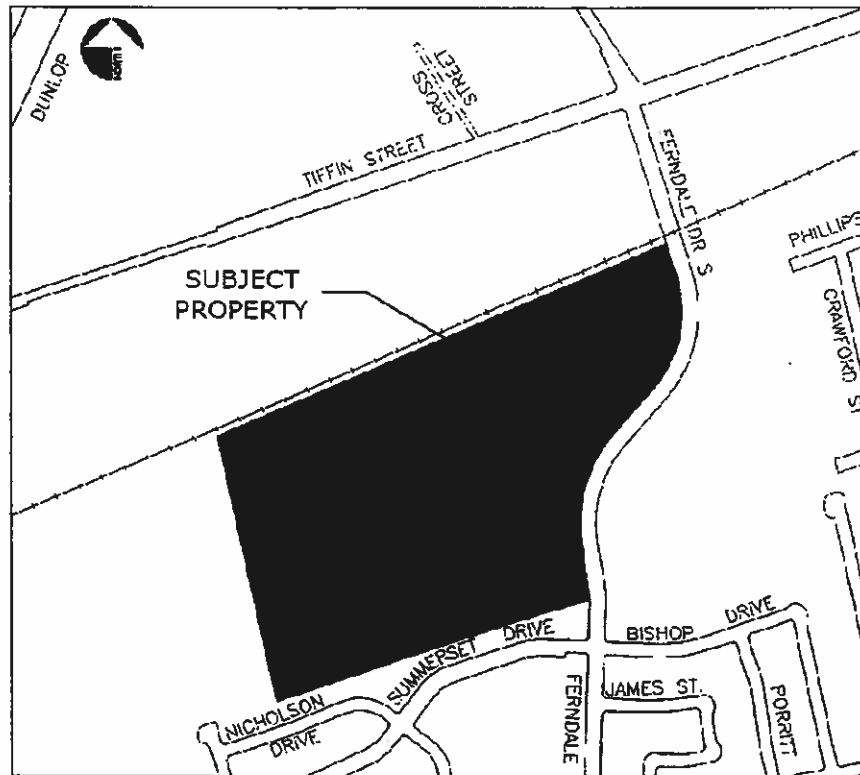
**TAKE NOTICE** that the Corporation of the City of Barrie as of March 6, 2012 is in receipt of a complete application for a proposed Official Plan Amendment, Amendment to the Zoning By-law, and Plan of Subdivision.

**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 7, 2012**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by Jones Consulting Group Ltd., on behalf of the Owner, Pratt Development (998817 Ontario Inc. and 433513 Ontario Inc.) for lands located on the west side of Ferndale Drive, south of Tiffin Street. The property is legally described as Part of North Half of Lots 4 & 5, Concession 14, former Township of Innisfil, City of Barrie and the remainder of Parts 1 & 2 on Plan 51R-19903. The property is located within the Ardagh Planning Area and known municipally as 40 Ferndale Drive South. It has a total area of approximately 30.93 hectares.

The lands are considered to be designated Future Urban, Residential and Environmental Protection Area within the City's Official Plan and are currently zoned Residential Hold (RH) and Environmental Protection (EP). The Bear Creek Wetland occupies approximately 70% of the subject lands and is not proposed for development. The owner has applied to redesignate a portion of the subject lands from Future Urban and Environmental Protection to Residential and to amend the current zoning of the property from Residential Hold (RH) and Environmental Protection (EP) to Residential (R3, RM2-TH, RM2-SP) to permit the future development of low and medium density residential units in two separate sites on the subject property. The north and south site statistics are as follows:

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	North Site	South Site
Single Detached	0 units	43 units
Street Townhouses	0 units	24 units
Townhouses	5 units	15 units
Stacked Townhouses	28 units	58 units
Apartments	96 units	0 units
<b>Total Unit Count</b>	<b>129 units</b>	<b>140 units</b>
Developable Area	2.88 ha.	8.02 ha.
Stormwater Pond Area	0.62 ha.	0.37 ha.
Private Amenity Area	0.58 ha.	0.66 ha.



D14-1533  
MARCH 23, 2012

A reduced copy of the draft plan is attached for your review.

**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. The Draft Plan of Subdivision referencing the North and South sites is attached to this Notice and/or available for review upon request.**

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 **Wednesday, May 2, 2012**. 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.

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

