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

April 13, 2012
File: D14-1473R/D09-OPA017

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 - Essa Residences Inc.,
300 Essa 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, May 7, 2012**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an amended application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by The Jones Consulting Group on behalf of Essa Residences Inc. for lands located generally on the east side of Essa Road, south of Bryne Drive and known municipally as 300 Essa Road. The subject property is 8.7 hectares in size, is legally described as Part of the North Half of Lot 7, Concession 13, Park Lots 2 & 3 and Part of Park Lots 4 & 5, Registered Plan 67, and is in the 400 West Planning Area.

The amended application is being submitted and the public meeting is being scheduled in response to Council motion 10-G-375 passed on September 27, 2010. Through this motion, Council requested an amended application and second public meeting in response to the denial of the original application.

The subject amended application proposes the conversion of industrially designated lands for residential intensification. In 2009, Council passed motion 09-G-398 directing all applications for conversion of employment lands be considered pre-mature until completion of a Municipal Comprehensive Review. The subject lands were identified as an exception to the motion allowing the application to proceed.

The subject lands are currently designated General Industrial in the City's Official Plan and are zoned Service Industrial EM3 in accordance with Zoning By-law 85-95 and 2009-141.

The subject amending application for an Official Plan Amendment proposes to redesignate the lands Residential and Environmental Protection Area.

The subject amending application for an Amendment to the Zoning By-law proposes to change the zoning from Service Industrial EM3 to Apartment Dwelling Second Density Residential RA2 (Special) and Environmental Protection EP to permit a residential development consisting of high and medium density residential uses.

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The (special) provision would serve to establish the minimum and maximum performance standards such as unit numbers, type, height, etc. associated with development of the property.

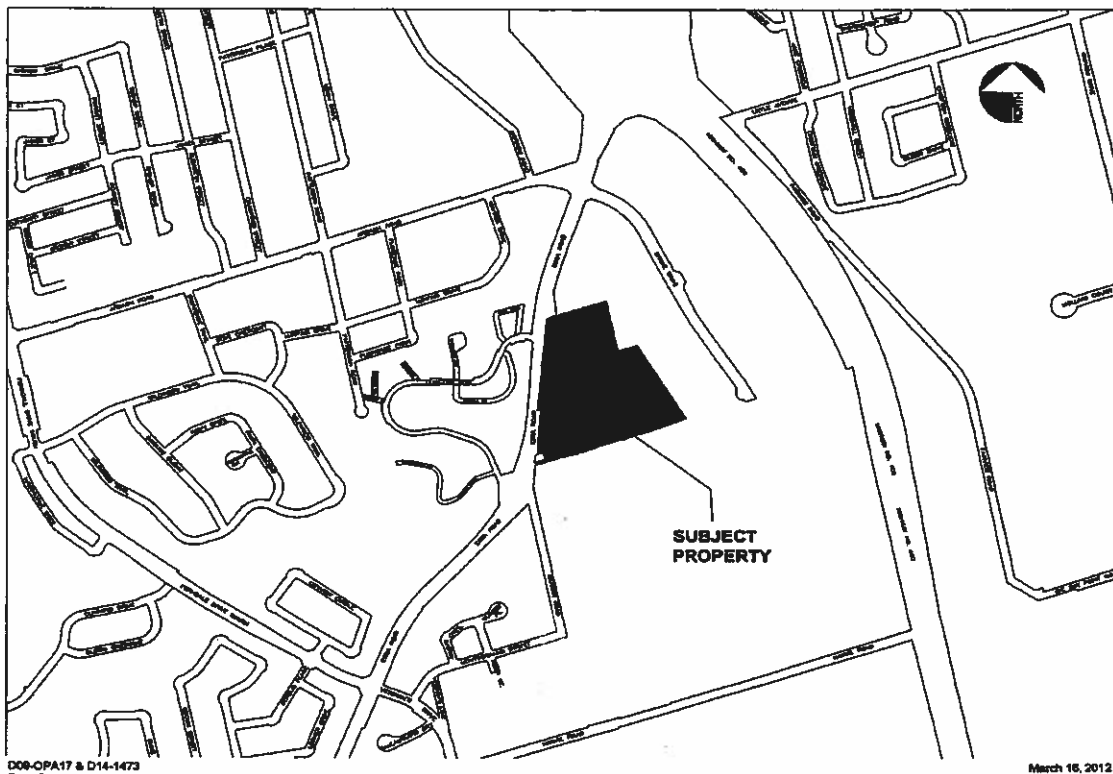
A comparison to the initial application with the amended application is as follows:

Original vs. Amended Application Comparison	Application Denied by Council	New Proposal	Difference to new Application
Site Area	8.77 ha	8.77 ha	n/c
- Environmental Protection Lands	3.93 ha	5.71 ha	+1.78 ha
- Developable Lands	4.77	2.99 ha	-1.78 ha
Total Units (Maximum)	1161	413	-748
- High Rise Apartment Units 2 buildings @ 12 storeys each 1 building @ 8 storeys	1130	331	-799
- Low Rise Apartment Units 1 building @ 4 storeys	0	54	+54
- Block/Stacked Townhouse Units	31	28	-3
Maximum Building Height	67.2m	39m	-28.2m
Commercial GFA	10,353m ²	0	-10,353m ²

The revised application proposes a net residential density of 139 units per hectare over the lands considered suitable for development. The original application proposed a density of 243 units per net hectare.

The owner is also proposing to provide a public trail system within the environmental protection lands which are to be in public ownership which was not proposed in the original application.

One access point to the subject property is proposed off both Essa Road and Bryne Drive.



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 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