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

May 20, 2014
File: D12-414

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 51(19) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED PLAN OF SUBDIVISION/CONDOMINIUM.

Dear Sir/Madam:

Re: Plan of Subdivision - Sean Mason Homes (Essa Road) Inc., 369 and 379 Essa Road, Barrie

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of May 9, 2014 for a proposed Plan of Subdivision for property as described below.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **June 9, 2014** at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for draft approval of a Plan of Subdivision submitted by Innovative Planning Solutions, on behalf of the owner, Sean Mason Homes (Essa Road) Inc., for lands located on Essa Road, north of the Ferndale Drive and Veterans Road intersection. The property is located within the Holly Planning Area. The property is known municipally as 369 and 379 Essa Road and has a total area of approximately 1.01 hectares.

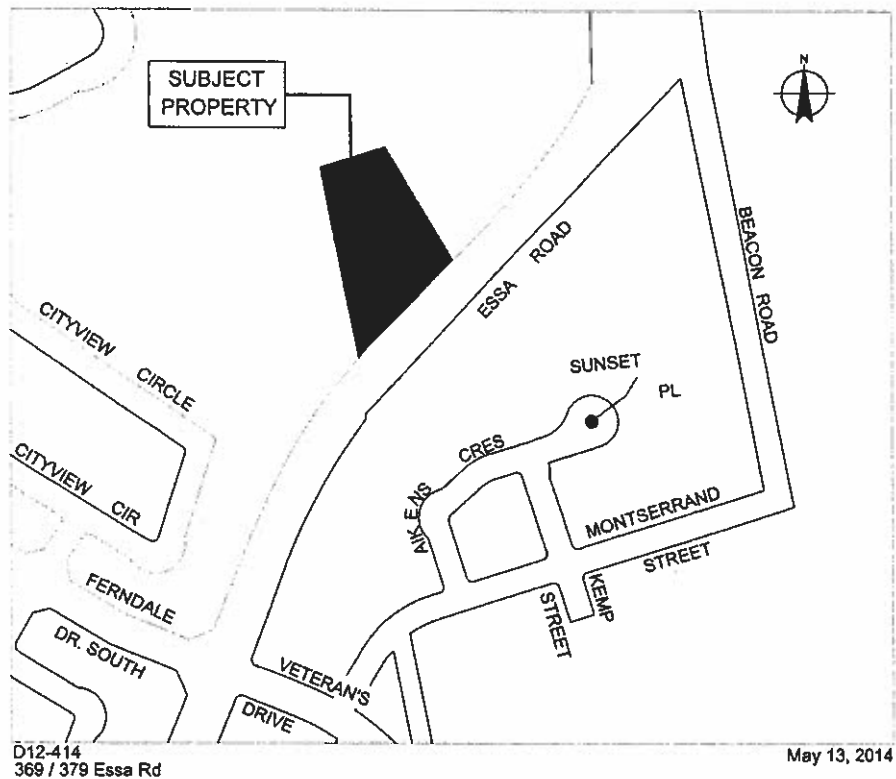
The lands are designated Residential within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density Special Provision RM2(SP-327) in accordance with Zoning By-law 2009-141.

The proposed Plan of Subdivision would request the creation of one block over the entire parcel, which would then be further subdivided into 60 residential block/cluster townhouses through further Planning Act applications. This application is required as the subject lands were deemed not part of a Registered Plan (Registered Plan 67, in 1956 through By-law A-27 from the former Township of Innisfil). The applicant is proposing to develop the property through Plan of condominium. This requires that the lands be part of a registered plan of subdivision prior to the condominium block being created. City staff are also currently reviewing a proposed rezoning application (D14-1570) to permit the proposed 60 block/cluster townhouses development.

Any person wishing further information or clarification with regard to this proposed Plan of Subdivision, 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 **June 4, 2014**.

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Plan of Subdivision before the Corporation of the City of Barrie gives or refuses to give approval to the Plan of Subdivision:

- (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 Plan of Subdivision, you must make a written submission to the undersigned and the Planning Services Department. Pursuant to City of Barrie By-law 2010-166, the authority for Plan of Subdivision approval has been delegated to the Planning Services Department. As such, subsequent to the public meeting, staff will issue a decision regarding the Plan of Subdivision application.

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
Planning Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5