

March 7, 2019

File: D09-OPA71, D14-1663, D12-441

NOTICE OF AN APPLICATION OF DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 34(12) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law – 301099 Ontario Limited, 180 & 190 Ferndale Drive North, 59 & 61 Sproule Drive and Part of Block 183, Plan 51M-751.

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 01, 2019 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for a Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of 301099 Ontario Limited and the City of Barrie for lands located at **180 & 190 Ferndale Drive North, 59 & 61 Sproule Drive and Part of Block 183, Plan 51M-751.**

The subject lands are designated Residential, General Commercial, Open Space and Environmental Protection in accordance with the City's Official Plan; Residential Low Density, Residential Medium Density, General Commercial and Park within the Edgehill Drive Secondary Plan; and are currently zoned Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density (R2) (H-130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density R4 (H-131), Multiple Residential Dwelling Second Density (RM2) (SP-513), Multiple Residential Dwelling Second Density Townhouse (RM2-TH) (WS) (SP-512), Open Space (OS), Open Space Stormwater Management (OS) (SWM), Convenience Commercial (C5) (SP-514) and Environmental Protection (EP) in accordance with Zoning By-law 2009-141. The owner has applied to amend the Official Plan, Edgehill Drive Secondary Plan and current Zoning of the property to reconfigure the existing land use designations over the subject lands to accommodate a revised development concept inclusive of 300 residential apartment units, approximately 2 hectares (5 acres) of commercial development land, a neighbourhood park and stormwater management facility. In addition, the applicant is seeking permission for a drive-through facility to be permitted in conjunction with an otherwise permitted use within the Convenience Commercial C5 (SP-514) zoning over the subject lands.



A reduced copy of the plan is attached for your information.

For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward 5 at barrie.ca/ProposedDevelopments.

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 26, 2019**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Draft Plan of Subdivision, 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 before the Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning 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 Local Planning Appeal Tribunal; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning and Building Services Department. Pursuant to City of Barrie By-law 2010-166, the authority for Plan of Subdivision approval has been delegated to the Planning and Building Services Department.

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.

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