

Notice of the filing of a Complete Application Pursuant to Sections 34 (10.4) and Sections 51 (19.1) of The Planning Act, R.S.O. 1990, as Amended.

Re: Amendment to the Zoning By-law and Draft Plan of Subdivision – Innovative Planning Solutions Inc. on behalf of 2528286 & 2431805 Ontario Inc., 844 Veteran's Drive–FILE REF: D30-025-2022

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete application as of Tuesday, November 08, 2022 for a proposed **Draft Plan of Subdivision and Rezoning**.

TAKE NOTICE that Innovative Planning Solutions on behalf of 2528286 & 2431805 Ontario Inc. have submitted complete applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision for lands known municipally as 844 Veteran's Drive.

The subject lands are legally described as Part of Lot 5, Concession 10 in the City of Barrie and is municipally known as 844 Veteran's Drive. The property is 1.53 hectares (3.78 acres) in area, with frontage of 78.9 metres on Veteran's Drive. The subject lands are located within the Salem Secondary Plan Area and are currently occupied with a single detached residential dwelling that is proposed to be demolished.

Zoning By-law Amendment and Draft Plan of Subdivision

A Zoning By-law Amendment is proposed to rezone the lands from 'Agricultural General' (AG) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) to permit the proposed Draft Plan of Subdivision which reflects ten (10) residential blocks containing eighty (80) Street Townhouse units located on a municipal road. The special provision has been requested to permit a maximum building height of four (4) storeys, whereas a maximum building height of three (3) storeys is permitted.

The complete submission package is posted on the Proposed Developments page on the City's website under **Ward 7-844 Veteran's Drive** at barrie.ca/ProposedDevelopments.

A public meeting is anticipated to be scheduled in early 2023 with further details to be provided closer to the date. At the time of the public meeting any person may make representation, however, written submissions to Legislative and Court Services are encouraged.

If a person or public body wishes to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON, L4M 4T5 (attention: City Clerk).

Notification of the Draft Plan of Subdivision and Rezoning if approved by Council, will be provided upon written request to the undersigned file manager in the Development Services Department–Planning Division or cityclerks@barrie.ca.

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 approval of the Zoning By-law Amendment and Draft 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 Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

Any person wishing further information or clarification with regard to the proposed Draft Plan of Subdivision and Rezoning should contact the file manager noted below during regular office hours.

Tyler Butler, Planner
705-739-4220, Ext. 5446
Tyler.Butler@barrie.ca

Development Services - Planning
City of Barrie–70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

