



844 VETERANS DRIVE ZONING BY-LAW AMENDMENT & DRAFT PLAN APPLICATION

PLANNING JUSTIFICATION REPORT

844 Veterans Drive
City of Barrie
County of Simcoe

IPS NO. 16-664
October 2022



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844 Veterans Drive
Part of Lot 5, Concession 10

**CITY OF BARRIE,
COUNTY OF SIMCOE**

APPLICATION FOR

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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ON BEHALF OF

2528286 & 2431805 ONTARIO INC.

OCTOBER, 2022

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1.0 INTRODUCTION

Innovative Planning Solutions (IPS) has been retained by 2528286 Ontario Inc. and 2431805 Ontario Inc. to complete a Planning Justification Report (PJR) in relation to Draft Plan of Subdivision and Zoning Bylaw Amendment applications on lands municipally known as 844 Veterans Drive in the City of Barrie. The subject lands possess a total area of 1.53 hectares (3.78 acres) and are located within Phase 1 of the Salem Secondary Planning Area. The subject lands are currently vacant and are within direct vicinity of recently approved draft plan of subdivision applications for lands fronting Veterans Drive and McKay Road. Figure 1 provides a key map of the subject lands.

The purpose of these applications is to create a Draft Plan of Subdivision over the subject lands which will permit individual lots to be created through part lot control. In addition, the proposed zoning bylaw amendment will rezone the lands to the Neighborhood Residential with Special Provisions (R5-XX) Zone to permit the proposed street townhome units in this development.

The following report will review the applicable policies found within the documents noted below to justify the application based upon good planning principles:

- Places to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Provincial Policy Statement (2020)
- City of Barrie Official Plan
- City of Barrie Comprehensive Zoning By-law 2009-141



Subject Lands

Figure 1

AERIAL VIEW OF SUBJECT LANDS

Source: County of Simcoe Interactive Maps

Drawn By: JV

File: 16-664



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2.0 SITE DESCRIPTION AND LAND USES

The subject lands are municipally known as 844 Veterans Drive in the City of Barrie. Legally described as Part of Lot 5, Concession 10 (Geographic Township of Innisfil) in the City of Barrie, County of Simcoe.

Located in the southernmost portion of the City of Barrie, the subject lands are contained within lands annexed from the Town of Innisfil. The lands are centrally located in the Salem Secondary Planning Area, with frontage on Veterans Drive, and located halfway between McKay Road West to the south and Salem Road to the north.

The subject lands are approximately 1.53 hectares (3.78 acres) in size with approximately 78.9 metres (258.86 feet) of frontage along Veterans Drive. A 0.08ha portion of the subject lands was recently conveyed to the City for the purposes of a road widening. This section of Veterans Drive is not currently serviced by any local Barrie Transit routes. The Multi-modal Active Transportation Master Plan suggests that future Barrie Transit routes will connect this section of Veterans Drive to the remainder of the City.

The subject site is designated Residential in the City of Barrie Official Plan Schedule A, as shown in Figure 2. The property is zoned Agricultural (A) in the Town of Innisfil Zoning By-law 054-04, as shown in Figure 3.

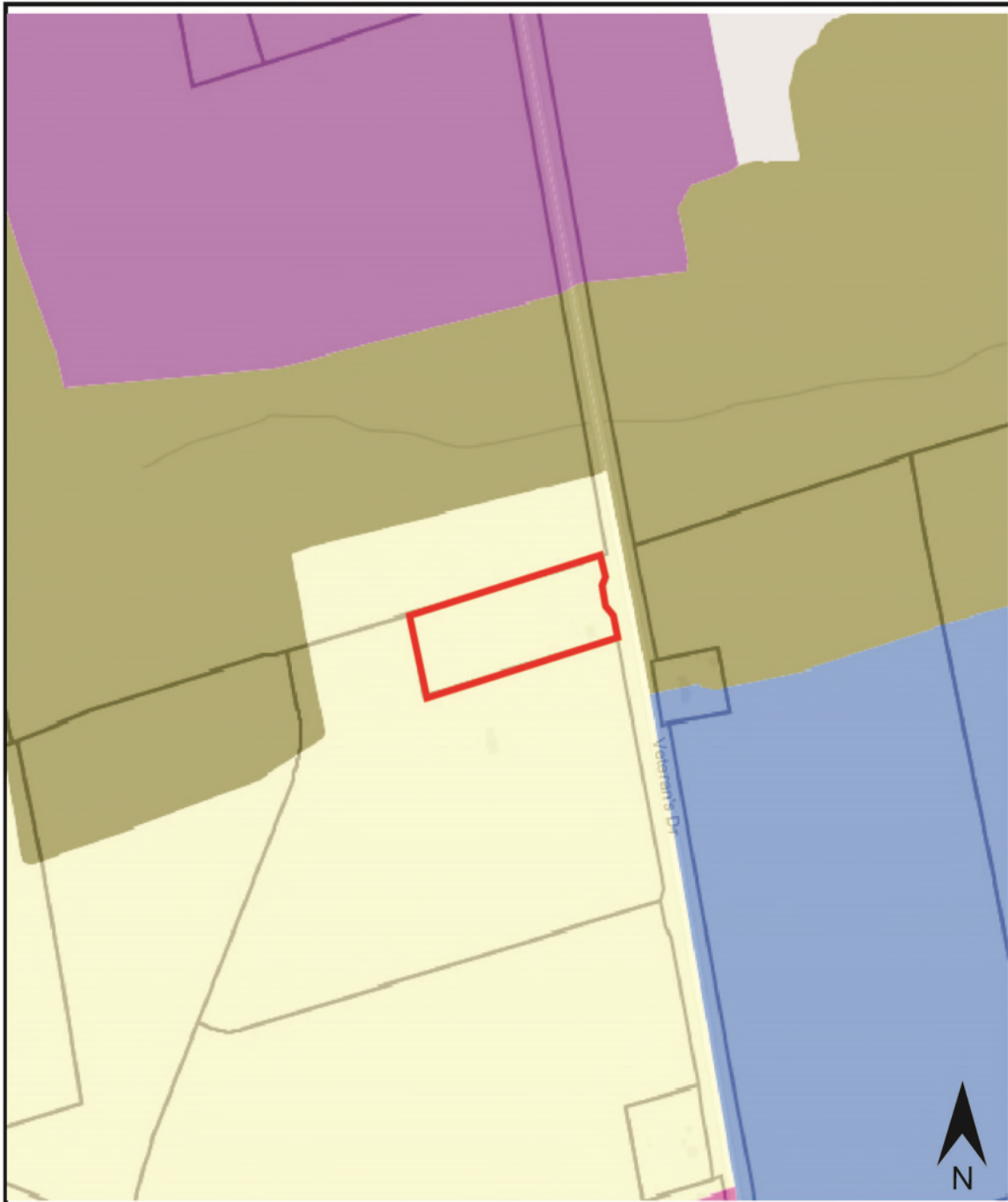
The property is currently occupied by a derelict single detached dwelling, to which a demolition permit has been issued for its removal. Additional uses that are accessory to the residential dwelling are also present on the subject lands, including a swimming pool in the rear yard, three accessory structures (shed), and what appears to be a concrete pad (tennis court) previously utilized for recreational purposes. The subject lands are generally flat in nature and are shown in Figure 4.

The surrounding lands remain largely undeveloped but under site alteration and possessing planning approvals. Development is anticipated shortly due to recently

approved draft plan of subdivision applications on the surrounding lands. Figure 6 illustrates the subject property and surrounding uses.

Surrounding land uses include:

- North:** Directly north of the subject lands are large forest lands for future stormwater management and employment use as directed by the Secondary Plan.
- South:** Abutting the property to the south is a derelict rural residential dwelling that forms part of a draft plan approved subdivision.
- East:** East of the subject lands is an existing woodlot designated part of the Natural Heritage System, which expands outwards and extends towards Highway 400. Southeast of the subject lands are Agricultural lands designated for Highway 400 Industrial/Business Park purposes.
- West:** West of the subject lands are primarily occupied by Agricultural uses and form part of a draft plan approved subdivision that the proposed development will connect into.



- Subject Lands
- Residential
- Environmental Protection Area
- Highway 400 Industrial
- General Industrial

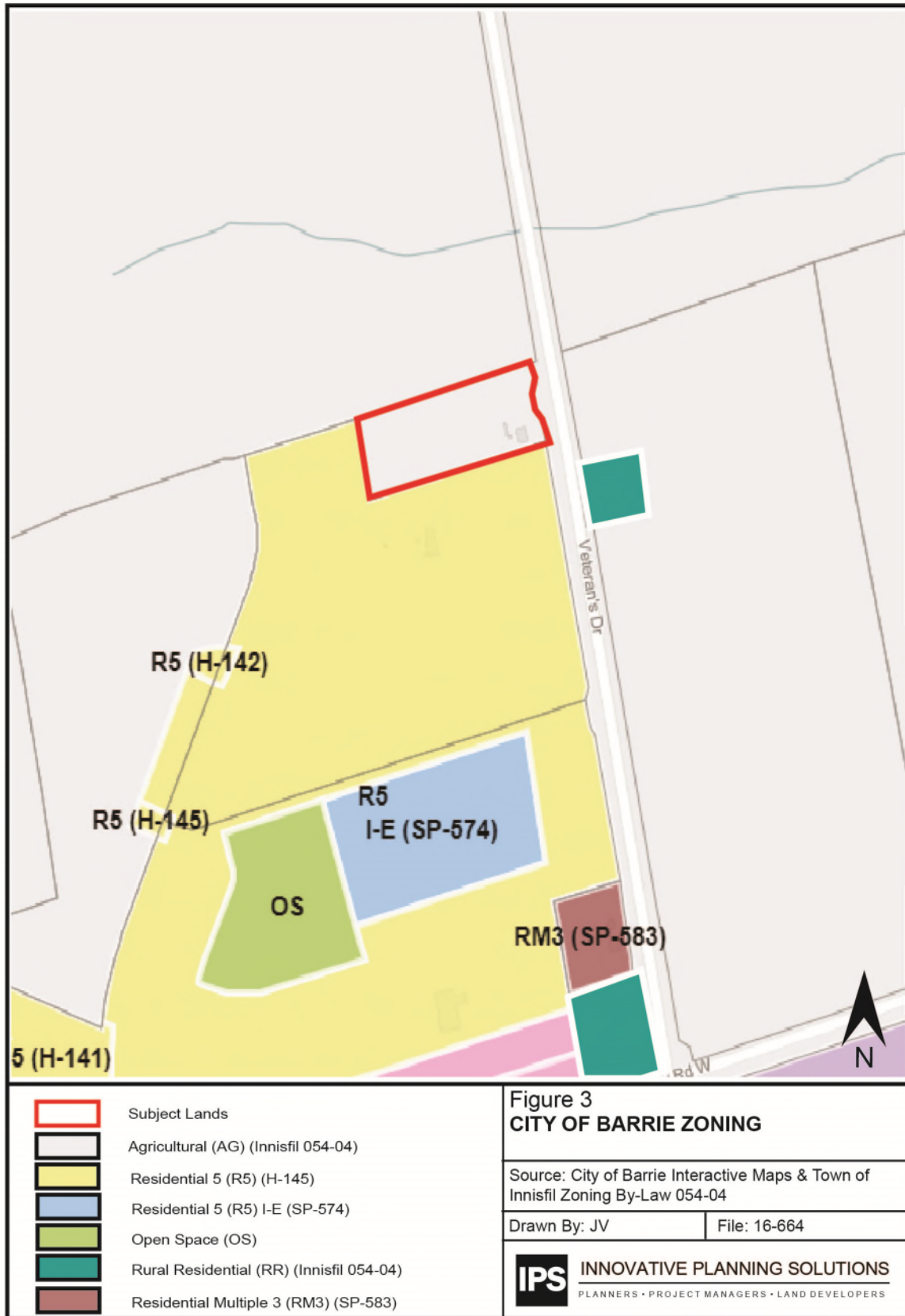
Figure 2
CITY OF BARRIE OFFICIAL PLAN DESIGNATION

Source: County of Simcoe Interactive Maps

Drawn By: JV

File: 16-664







Subject Lands

Figure 4
SURROUNDING LAND USES

Source: Google Maps

Drawn By: JV

File: 16-664



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3.0 DESCRIPTION OF DEVELOPMENT

The following section will provide a detailed description of the development and provide background for the Draft Plan of Subdivision and Zoning By-law Amendment applications required to permit the proposed development.

3.1 DEVELOPMENT CONCEPT

The proposed development would introduce eighty (80) street townhouse units on one new municipal road. A concept plan is shown in Figure 7 and can be found in Appendix 1. The development proposes ten (10) blocks containing eight (8) townhouses per block, designed to be complimentary in character to draft plan approved lands to the south and west. The subject lands represent a relatively small component of the Salem Secondary Plan Area. The subdivision proposes to connect Veterans Drive to the east with future development to the west, through the inclusion of a local municipal street.

The proposed development has been designed purposefully with no direct residential access to Veterans Drive. All vehicular traffic will be carried by one through street which connects Veterans Drive to the eighty residential dwellings which front this street.

The proposed development will be fully serviced by municipal water and sanitary sewage. A net density of 52.3 dwelling units per hectare is proposed. The development will be serviced by the stormwater management pond abutting the subject lands to the north and will connect into municipal water and sewer services that are currently being constructed along Veterans Drive.

3.2 DRAFT PLAN OF SUBDIVISION APPLICATION

The Draft Plan of Subdivision seeks to create ten (10) blocks for residential purposes and includes a one new municipal right of way. Appendix 1 displays the Draft Plan of Subdivision.

The total area of the blocks intended for residential purposes equals 1.19 hectares (2.94 acres). These blocks are intended to be developed as freehold townhouse units with the potential for roof top patios. Development of the subject lands will proceed by way of Part Lot Control applications following subdivision registration.

All the residential blocks are internally oriented, fronting a newly proposed municipal right of way labeled on the Draft Plan as Street 'A'. The new municipal right of way has been designed so that it connects Veterans Drive to the east, to the approved development to the west. This new local road has been provided a width of 18 metres, the total area of which equals 0.34 hectares (0.84 acres).

A 0.08ha (0.2ac) area along the frontage of Veterans Drive was recently conveyed to the City of Barrie for the purpose of a future road widening.

3.3 ZONING BY-LAW AMENDMENT

The subject lands are currently zoned Agricultural (Ag) in the Town of Innisfil Comprehensive Zoning By-law 054-04. The subject lands will therefore need to be rezoned to permit residential uses in line with the intent of the Official Plan.

A Zoning By-law Amendment (ZBA) application will rezone the entirety of the land from the current Agricultural (Ag) zone to the Neighbourhood Residential (R5) Exception Zone. The exception is intended to permit a total height of 4 stories which would permit units to contain roof-top patios. Further commentary is provided in Section 4.5 of this report.

Table 1 displays the Neighbourhood Residential (R5) zone compared to the proposed development. A Zoning By-law Amendment Schedule and a copy of the draft Zoning By-law Amendment, including Schedule, is attached as Appendix 2 to this report.

Table 1: R5 Zoning		
PROVISION	Street Townhouse	PROVIDED
Lot Frontage (min.)	4.5m	4.5m
Front Yard Setback (min.)	3.0m	>3.0m
Exterior Side Yards Setback (min.)	2.0m	>2.0m
Interior Side Yards Setback (min.)	0m	0m
Interior Side Yards Setback (min.)	0m	0m
Rear Yard (min.)	5.0m	>5.0m
End Unit Interior Side Yard Setback (min.)	1.2m	>1.2m
Landscaped Open Space (min.)	N/A	-
Minimum General Amenity Area Per Unit	N/A	-
Dwelling Unit Floor Area (min.)	90m ²	>90m ²
Lot Coverage (max.)	70%	<70%
Gross Floor Area (max.)	N/A	-
Number of Storeys (max.)	3	4
Number of Contiguous Units in a Row (max.)	8	8
Parking spaces minimum	1.5/unit	2/unit

3.5 TECHNICAL REPORTS

Preconsultation discussions with City of Barrie planning staff clarified, amongst other matters, the studies/reports that would be required as part of a complete application. Email correspondence received from City of Barrie planning staff (attached as **Appendix 3**) confirmed the scope required for a complete application. In addition to this Planning Justification Report, the following reports have been prepared and submitted in support of these applications:

- Functional Servicing Report and Stormwater Management Report
 - Prepared by Pinestone Engineering Ltd. ()
- Tree Preservation Plan/Inventory Report
 - Prepared by Kuntz Forestry
- Noise/Vibration Impact Analysis
 - Prepared by HGC Engineering
- Traffic Impact Study
 - Prepared by JD Engineering
- Stage 1-2 Archaeological Assessment
 - Prepared by Amick Consultants Ltd.
- Species at Risk Assessment

- Prepared by Dillon Consulting
- Geotechnical Report (additional study not requested)
 - GEI Consulting

All of the technical reports completed with respect to this application have not identified any issues that would prevent the development from proceeding.

4.0 PLANNING POLICY AND ANALYSIS

The following section will outline the applicable planning and development policies relevant to the proposed Draft Plan of Subdivision and Zoning By-Law Amendment applications. Each section will outline the applicable policies and contain planning rationale on conformity and development principles.



4.1 PROVINCIAL POLICY STATEMENT

The PPS (2020) states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns that sustain the financial well-being of the Province and municipalities over the long-term, while accommodating a range and mix of residential opportunities.

This development provides for residential growth based on an appropriate lot fabric on lands designated for residential use.

This proposal would create eighty (80) new residential dwelling units in close proximity to future community amenities (schools, parks, transit), commercial services, and link residents to these services. The proposed development would make efficient use of planned infrastructure. The development provides an alternative housing option at a more affordable cost than traditional single detached dwellings.

Section 1.4.3 of the PPS states that municipal planning authorities shall provide for a mix of housing types and densities to meet the needs of current and future residents. Section 1.4.3(f) states that municipalities will achieve this by:

Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost

of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.1.3 of the Provincial Policy Statement define settlement areas as urban areas and rural settlement area that include cities, towns, villages and hamlets. Section 1.1.3.1 describes that settlement areas shall be the focus of growth and development. The City of Barrie is a rapidly growing settlement area, and as a result, additional housing is required to sustain this growth. Section 1.1.3.2 provides a list of guidelines that settlement areas shall follow when developing, including the efficient use of land and resources that are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need or their unjustified and/or uneconomical expansion. The proposed development is part of annexed lands in the City of Barrie, being within Phase 1 of the Salem Secondary Plan. The Salem Secondary plan focuses on two main arterial roads (Salem and McKay) for rapid growth in the upcoming years.

For the above stated reasons, development proposal is consistent with the intent and policies of the PPS.



4.2 PLACES TO GROW - GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (GGH) has been prepared and approved under the Places to Grow Act. The Plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management and environmental protection particular to the GGH. The City of Barrie is recognized as a Primary Settlement Area within the Growth Plan for the GGH.

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following sections:

Section 1.2.1	<i>Guiding Principles</i>
Section 2.2.1	<i>Managing Growth</i>
Section 2.2.7	<i>Designated Greenfield Areas</i>
Section 6.3	<i>Simcoe Sub-area Managing Growth</i>

The Growth Plan offers several guiding principles to realize the Province's vision for the Greater Golden Horseshoe. The principles that form the foundation of the Growth Plan includes the creation of complete communities that promote active living and support the viability of transit opportunities within municipalities. The Plan prioritizes intensification and higher density forms of development, which also provides a mix of diverse housing opportunities to the population and eliminates some demand for outward growth.

This development proposal follows the principles and policies outlined in the Growth Plan by providing new and appropriate housing opportunities, while maintaining the character of the surrounding area and future development that is expected within the surrounding area. Section 2.2.7 of the Growth Plan specifies that the density of greenfield development in the City of Barrie should achieve 50 people and jobs per hectare. The following development meets this target and contributes towards the creation of complete communities.

The City of Barrie, being considered a Primary Settlement area shall plan to support the achievement of complete communities as per section 6.3 (2c). Complete Communities are defined as well designed communities that accommodate peoples needs for daily living throughout their entire lifetime. This includes the provision of convenient access to public service facilities, a full range of housing, opportunities for recreation, etc. The proposed development is located in Phase 1 of the Salem Secondary Plan. As a result, the surrounding area will undergo significant development in the coming years. Such development will incorporate a mix of housing, and access to a multitude of amenities. In addition, the subject lands are within a very close distance to Mapleview Drive, which provides many necessary amenities. As a result, the proposed development will contribute to Section 6.3's goals to manage growth in primary settlement areas.

Following a review, the applications conform to the direction provided in the Growth Plan for the Greater Golden Horseshoe.

4.3 CITY OF BARRIE OFFICIAL PLAN



The City of Barrie's Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. In implementing the goals and policies of this Plan, the City will strive for "sustainable development", defined as development that does not jeopardize opportunities for future generations.

Section 4.2 of the Official Plan provides policy direction for lands designated as Residential. The Residential designation is intended to create complete communities providing a sense of neighbourhood and maximizing access to community facilities and services. This designation is also intended to develop residential areas that support transit, while ensuring compatibility of dwelling types at different densities, and minimizing conflict between land uses. The subject lands are in close proximity to planned community facilities (schools, parks, transit) and various commercial uses along Mapleview Drive and the surrounding area. The subject lands are also compatible with the proposed neighbouring residential uses.

Section 3.3.2.2 of the City of Barrie's Official Plan provides policy direction for achieving affordable housing targets throughout the City. It is the goal of the Official Plan to achieve the minimum target of 10 percent of all new housing units per annum to be affordable. The proposed development facilitates greater availability of housing units that are more affordable than other forms of housing, and are in proximity to jobs, services, community facilities, and public transit. This is in line with the intent of the Official Plan.

Section 8 of the Official Plan describes the Salem Secondary Plan, which describes its purpose, location, and policies related to the future development within the planned area. The purpose, and vision of the Secondary Plan is to provide a range of employment, housing and a mix of other uses that allow residents to live, work, and play in their community. Section 8.2.4.5 speaks to the residential areas within the planned area, which permits a range of low and medium density uses. In

addition, related development such as parks, schools, places of worship, and other amenities shall also be included in residential areas. The proposed development proposes street townhome units. This is consistent with the surrounding neighborhood and offers a broader range of housing within the secondary plan area. The proposed development will strengthen the goal of creating complete neighbourhoods in conjunction with the other planned uses within the secondary planned areas, which includes commercial, institutional, open space and recreational uses within the planned area.

Section 8.2.8 describes the density targets for the Salem Secondary planned area. The proposed density target for both population and employment in the Salem and Hewitt's Secondary Plan areas is 50 persons and jobs per hectare. This density target reflects the density for both the Salem and Hewitt's areas combined. This density target is aligned with Section 2.2.7 of the Growth Plan, which also specifies that greenfield development in the City of Barrie shall achieve a density target of 50 units per hectare. The proposed 80-unit townhouse development achieves a net density of 52.3 units per hectare, thus meeting the proposed density target for the Secondary Planned area and shall be an appropriate development on the subject lands.

Section 8.5.10 provides land use policies for Residential Areas within the Salem Secondary planned area. One of the main goals for residential areas within the Salem Secondary is to develop a residential community with its own character, while providing for a diverse range of housing options and create live-work opportunities, and transit supportive development patterns and densities. The proposed development will contribute to providing a broader range of housing options by creating 80 townhouse units. The proposed development, in conjunction with the surrounding lands will contribute to the overall goal of providing a broad range of housing, promote live-work opportunities and promote density on currently underutilized lands.

Section 8.5.10.2 describes the permitted uses within residential areas in the Secondary Planned area. The permitted uses include high and medium density

residential uses. The proposed development of street townhouse units is defined as medium density residential as per section 4.2.2.2 (d) of the Official Plan.

Finally, Section 8.5.10.3 details lands use policies for residential land uses within the Secondary Planned area. Medium density development within the planned area shall provide a mix of housing types, with a minimum density of 30 units per hectare, and a maximum density of 70 units per hectare. In addition to the proposed densities, the maximum height for medium density development shall be six (6) storeys. The proposed development of 80 street townhouse dwellings is considered a medium density development. This development will have a net density of 52.3 units per hectare, thus meeting the proposed density target. The proposed development possesses heights up to 4 stories, including roof top patios, which is under the maximum 6 storey requirement. The proposed development will contribute towards the medium density percentage within the Salem Secondary Plan area.

Based on the above, the proposed development will satisfy the Affordable Housing policies within the City of Barrie Official Plan.

5.0 CONCLUSION

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications intend to permit the construction of eighty (80) new residential dwellings units.

This application will permit the subject lands to be developed in a manner that will contribute to the City of Barrie's vision of a complete community in the Salem Secondary Plan Area. The justification for approval of these applications is based on the conformity with the goals and objectives of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the City of Barrie Official Plan, and the City of Barrie Comprehensive Zoning By-law 2009-141.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella', written over a horizontal line.

Darren Vella, MCIP, RPP
President & Director of Planning

APPENDICES

APPENDIX 1: DEVELOPMENT CONCEPT

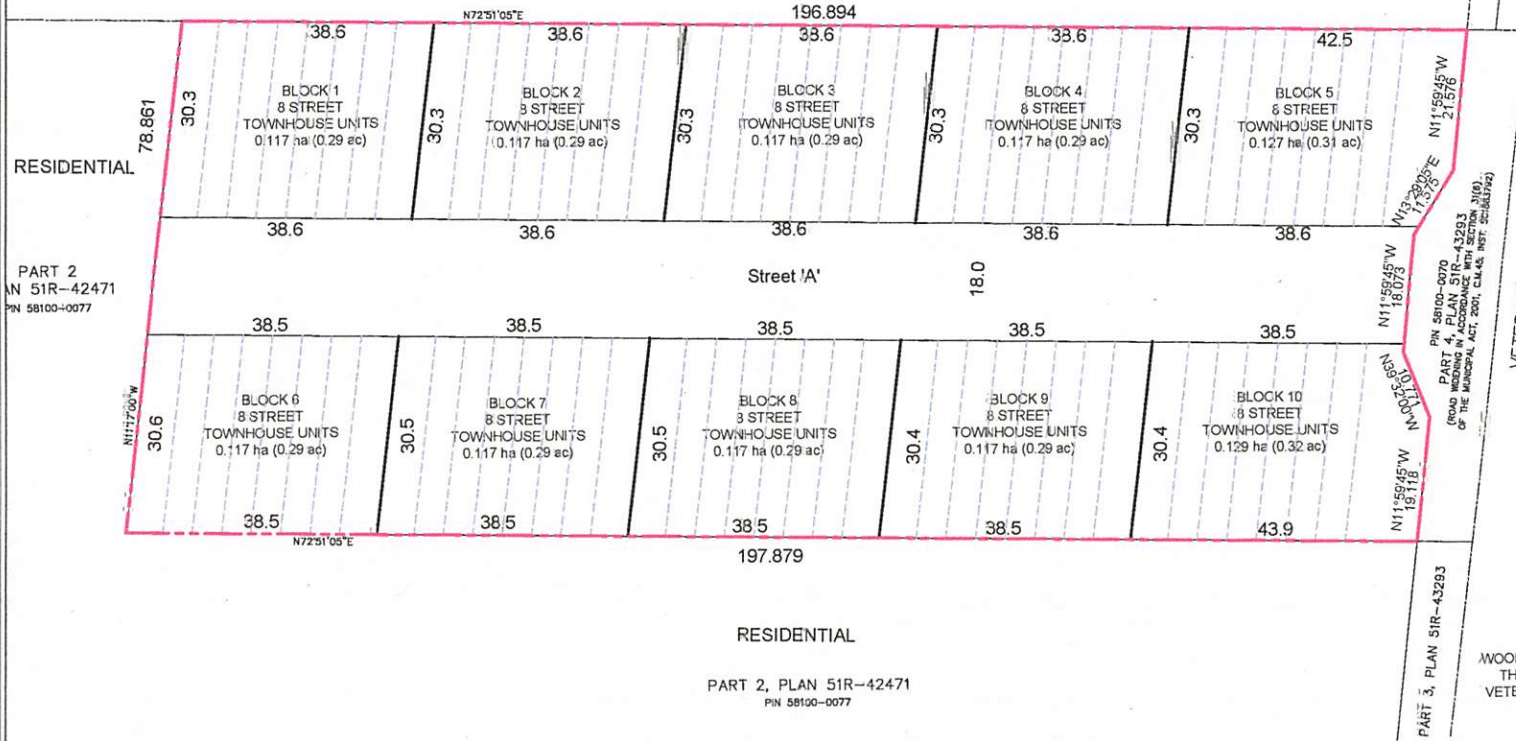


COUNTY OF SIMCOE LANDS

COUNTY OF SIMCOE LANDS

LOT 5, CONCESSION 10

PIN 58100-0041



PART 2
PLAN 51R-42471
PIN 58100-0077

PART 2, PLAN 51R-42471
PIN 58100-0077

PART 3, PLAN 51R-43293

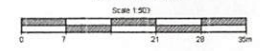
WOODED AREA TO
THE EAST OF
VETERAN'S DRIVE

VETERAN'S DRIVE
(NAMED BY BY-LAW NO. 2011-026, INST. SC88460)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 10
PIN 58097-0001



DRAFT PLAN
OF SUBDIVISION

844 Veterans Drive
PART OF LOT 5, CONCESSION 10
(GEORGIAN TOWNSHIP OF SIMCOE)
CITY OF BARRIE
COUNTY OF SIMCOE



LEGEND
 [Red dashed line] SUBJECT LANDS (1.53ha/3.78ac)
 [Black dashed line] LOTS

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: 10/9/22
 OWNER'S NAME: 2526286 Ontario Inc. & 2451805 Ontario Inc.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: October 4, 2022
 SURVEYOR'S NAME: Gary B. Vanderveen

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

- a) SHOWN ON PLAN
- b) SHOWN ON PLAN
- c) SEE KEY PLAN
- d) SHOWN ON PLAN
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) SAND, SILT & CLAY, TILL
- j) SHOWN ON PLAN
- k) MUNICIPAL WATER & SEWAGE
- l) NONE

LAND USE STATISTICS

LAND USE	BLOCK NO.	UNITS	AREA (ha)
RESIDENTIAL	1'-10	80	1.19
STREET 'A'			0.34
TOTAL	10	80	1.53

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 84 VETERAN ROAD, LOTS 5 & 6, BARRIE, ON L4V 1B7
 847-705-812 • 812-2281 • Fax: 705-812-3438 • info@innovativeips.com • www.innovativeips.com

Date: July 26, 2022
 File: 16-664
 Drawn By: JV
 Checked: DV

APPENDIX 2: DRAFT ZONING BY-LAW AMENDMENT & SCHEDULE

**THE CITY OF BARRIE ZONING BY-LAW
NUMBER 2023-XXX**

A By-law of the Corporation of the City of Barrie to amend Zoning By-Law No. 2009-141, a land use control bylaw to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as Part Lot 5, Concession 10, Geographic Township of Innisfil, City of Barrie, and County of Simcoe, municipally known as 844 Veterans Drive and as shown on Schedule "A", from the Agricultural (Ag) Zone to Neighbourhood Residential - Special Provisions (R5--XX) Zone."

WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone a parcel of land known municipally as 844 Veterans Drive;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BARRIE HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part Lot 5, Concession 10, Geographic Township of Innisfil, City of Barrie, and County of Simcoe, municipally known as 844 Veterans Drive, in the City of Barrie, from the Agricultural (Ag) Zone to Neighbourhood Residential Exception (R5-XX) Zone as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 2009-141 as amended;
2. **THAT** notwithstanding the provisions set out in Section 14.5.6, of By-law 2009-141, a maximum height for townhouse buildings is 4 stories, including roof-top patios.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2023.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk




Key Map

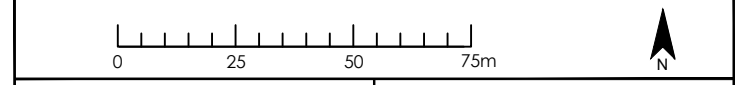
Subject Lands

LEGAL DESCRIP.
Part of Lot 5, Concession 10, Geographic Town of Innisfil, City of Barrie, County of Simcoe

LEGEND

 Lands to be Rezoned from the Agricultural (AG) zone (Innisfil Zoning By-law 054-04) to the Neighbourhood Residential zone with Special Provisions (R5-XX) (City of Barrie Zoning By-law 2009-141)

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: Oct 3, 2022 Drawn By: J.V.
File: 16-664 Checked By: D.V.

SCHEDULE 'A' - ZONING BY-LAW AMENDMENT
844 VETERANS DRIVE, BARRIE, ON

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

APPENDIX 3: COMMUNICATION WITH CITY OF BARRIE PLANNING STAFF

From: Tiffany Thompson <Tiffany.Thompson@barrie.ca>
Sent: February 25, 2021 5:13 PM
To: Darren Vella <dvella@ipsconsultinginc.com>; Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Cc: 'Colin Poponne' <cpoponne@bellnet.ca>; Michelle Banfield <Michelle.Banfield@barrie.ca>
Subject: RE: 844 Veterans

Good Afternoon Darren,

Thank you for providing the overview on the proposal. As you have highlighted, it appears that the pre-consultation on 844 Veteran's considered the development of 910 Veteran's Drive and a comprehensive study list was provided by Bailey referencing both properties.

I don't think we need to undertake another conformity application on this proposal. You can proceed to formal applications based on the previous City correspondence.

We did locate the conformity letter for 844 Veteran's which noted the preferred access to Veteran's. You may want to consider the comments or reach out to Transportation Planning (Justin or Brett) to confirm the entrance before submitting.

If you need anything further, do not hesitate to contact me.

Regards, Tiffany

Tiffany Thompson MCIP RPP
Manager of Growth and Development
Development Services, City of Barrie
City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5
Office: 705-739-4220 Ext. 5485 | Fax: 705-739-4270
www.barrie.ca

Robert MacFarlane

From: Bailey Chabot <Bailey.Chabot@barrie.ca>
Sent: October-23-17 11:29 AM
To: 'Robert MacFarlane'
Subject: RE: 910 and 844 Veterans Drive

Sensitivity: Private

Hi Robert,

As we circulate the applications together, the amount required for the ZBA should be sufficient for a complete circulation for both applications – we will not require doubles of anything. Should one of the required documents for the draft plan of subdivision not listed in the ZBA application be required, 20 copies of that plan/report/study would suffice. I trust this answers your questions, if not, please feel free to reach out to me.

Bailey

Bailey Chabot, B.Sc., M.Pl
Planner
Planning and Building Services Department

From: Robert MacFarlane [mailto:rmacfarlane@ipsconsultinginc.com]
Sent: Monday, October 23, 2017 11:22 AM
To: Bailey Chabot <Bailey.Chabot@barrie.ca>
Subject: RE: 910 and 844 Veterans Drive
Sensitivity: Private

Hello Bailey,

We are working towards finalizing the below noted ZBA and Plan of Subdivision applications regarding 844 Veterans Drive. I was just hoping to get some clarification from yourself as we move forward.

What information is required for a complete application for a Plan of Subdivision? I note that the ZBA application form on your website specifically lists what documents, and how many, are required for a complete submission. However, the Plan of Subdivision application form does not list this information. Will the requirements essentially be the same? We understand the studies you require as noted below (but not how many); all other information for a complete submission is missing (ie. how many draft plans, how many completed application forms, etc.).

If you could, please provide a list of materials required for a Plan of Subdivision application.

Thank you, let me know if you have any questions regarding the above.



Robert MacFarlane, M.Pl.
JUNIOR PLANNER / PLANNING TECHNICIAN

150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
Tel: 705-812-3281 Fax: 705-812-3438
E-mail: macfarlane@ipsconsultinginc.com
Website: www.ipsconsultinginc.com

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From: Darren Vella [<mailto:dvella@ipsconsultinginc.com>]
Sent: October-10-17 9:55 AM
To: Robert MacFarlane <rmacfarlane@ipsconsultinginc.com>
Subject: FW: 910 and 844 Veterans Drive
Sensitivity: Private



Darren Vella, MCIP, RPP
PRESIDENT & DIRECTOR OF PLANNING

150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
Tel: 705 – 812 - 3281 Fax: 705 – 812 - 3438
E-Mail: dvella@ipsconsultinginc.com URL: www.ipsconsultinginc.com

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From: Bailey Chabot [<mailto:Bailey.Chabot@barrie.ca>]
Sent: June-16-17 8:39 AM
To: Darren Vella
Cc: Stacey Forfar; Kathy Brislin; Carlissa McLaren; Andrew Gameiro
Subject: RE: 910 and 844 Veterans Drive
Sensitivity: Private

Hello Darren,

Please find a list below of the required submissions for a complete application for lands at 910 and 844 Veteran’s Drive.

- The studies listed in Section 8.7.2 of the Secondary Plan (with the exception of the Water Disposal Impact Assessment if lands are not within a Waste Disposal Assessment Area)
- A Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Study
- Archeological study and clearance from the Ministry
- Species at Risk assessment
- Tree preservation plan
- Noise impact study

If you have any questions, please feel free to contact me.

Bailey

Bailey Chabot, B.Sc., M.Pl.
Planner | City of Barrie
705.739.4220 ext. 4434

From: Stacey Forfar
Sent: Thursday, June 15, 2017 7:55 AM
To: Darren Vella <dvella@ipsconsultinginc.com>; Bailey Chabot <Bailey.Chabot@barrie.ca>
Subject: RE: 910 and 844 Veterans Drive
Sensitivity: Private

Darren,

We will have the list through to you before the weekend – your patience with this matter is appreciated as Bailey was out last week.

On a side note, we trust there will be additional information available today with respect to the follow-up requested on the Big Bay Road file, as that memo is due out tomorrow. Please give me a call with any questions.

Very best,
Stacey

From: Darren Vella [<mailto:dvella@ipsconsultinginc.com>]
Sent: Thursday, June 15, 2017 7:52 AM
To: Stacey Forfar; Bailey Chabot
Subject: Re: 910 and 844 Veterans Drive
Sensitivity: Private

Good Morning Stacey and Bailey

I have been patiently waiting for the study list for our Draft plan and ZBA applications for both 910 and 844 Veterans Drive. Bailey you provided conformity letters 3 weeks ago. I still have not received this list despite numerous requests.

Stacey, you had also mentioned to me last week that I would receive something beginning part of this week.

Can you kindly turn your attention to this.

Thank you



Darren Vella, MCIP, RPP
PRESIDENT & DIRECTOR OF PLANNING

150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
Tel: 705 – 812 - 3281 Fax: 705 – 812 - 3438
E-Mail: dvella@ipsconsultinginc.com URL: www.ipsconsultinginc.com

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CITY HALL
70 COLLIER STREET
TEL. (705) 739-4208
FAX (705) 739-4270

The City of
BARRIE
THE CORPORATION OF THE CITY OF BARRIE
PLANNING AND BUILDING SERVICES
DEPARTMENT
"Committed to Service Excellence"

P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

May 25, 2017

File: D09-ANN

Mr. Darren Vella, MCIP, RPP
Innovative Planning Solutions
150 Dunlop Street East, Suite 201
Barrie, ON L4M 1B1

Dear Mr. Vella:

Re: Conformity Review – 844 Veteran's Drive (Salem Secondary Plan)

The following is in respect to the Draft Plan of Subdivision for lands known municipally as 844 Veteran's Drive, dated April 5, 2017.

City Staff confirm that the proposed Draft Plan of Subdivision dated April 5, 2017 has been deemed to generally conform with the Salem Secondary Plan Policy 8.4.4. However, please be advised that at this time it is the City's preference is that direct access to Veteran's Drive from local roads be limited. The City is working with the development to the south to include a window street rather than a direct access and this may impact your proposed development. Please review the attached comments from the Engineering Department.

We would be pleased to meet and discuss the above in further detail should you wish.

Sincerely,



Bailey Chabot, B.Sc., M.Pl.
Planner

cc. Stacey Forfar, Manager of Growth Planning

Enclosure

MEMORANDUM

TO: Bailey Chabot
Planner **File:** D09-ANN

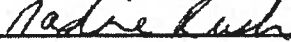
FROM: Nadine Rush
Intermediate Development Services Technologist

DATE: May 10, 2017

RE: **844 Veterans Drive**
Draft Plan of Subdivision – Oasis Development Inc.
Conformity Review

Please be advised that the Engineering Department has completed a preliminary review of the concept plan and offers the following comments. Detailed review comments will be provided upon a formal Plan of Subdivision submission.

1. It is recommended that local road access to arterial roads be limited and therefore access to the subdivision be modified to include a window road, eliminating the main entrance from Veterans Drive.
2. According to Amendment No. 38 to the City of Barrie's Official Plan (Schedule 8D-2), up to a maximum 41.0 metre right of way (ROW) is required for Veterans Drive. In this regard, the owner will be responsible to dedicate to the City of Barrie a 10.0 metre ROW widening across the full frontage of Veterans Drive.
3. Servicing to the proposed development (stormwater, water, sanitary) is contingent on the development of the infrastructure in the surrounding area.

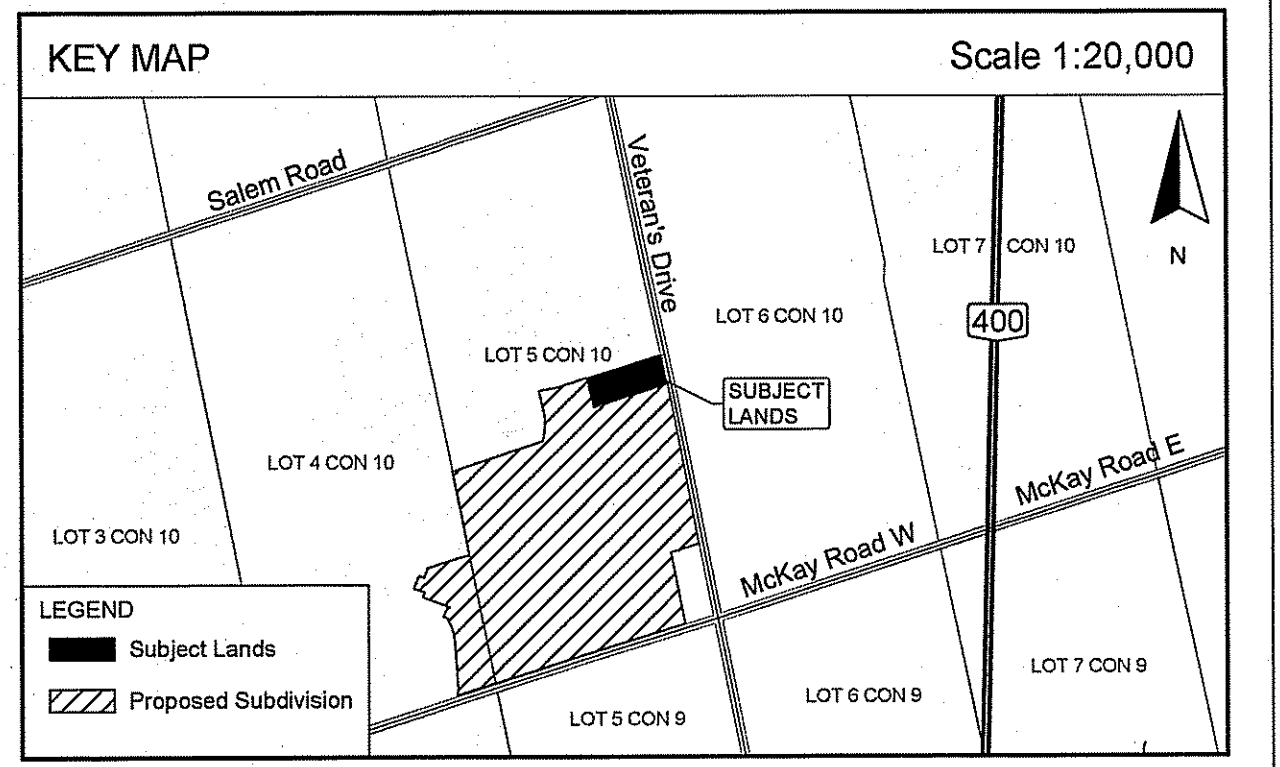
Prepared by: 
Nadine Rush, C.E.T.
Intermediate Development Services Technologist

Reviewed by: 
Frank Palka, C.E.T.
Manager of Development Services

NR/ar



RESIDENTIAL
PART 1, PLAN 51R-7968
PIN58100-0043



DRAFT PLAN OF SUBDIVISION

844 Veterans Drive
PART OF LOT 5, CONCESSION 10
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE

Scale 1:400

LEGEND

	SUBJECT LANDS		BLOCKS
--	---------------	--	--------

LAND USE SCHEDULE

	BLOCKS	UNITS	ha	ac	%
RESIDENTIAL	1-10	80	1.194	2.95	73.2
ROAD WIDENING	11		0.090	0.22	5.5
STREET	STREET 'A'		0.347	0.86	21.3
TOTAL		80	1.631	4.03	100

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	d) RESIDENTIAL	g) SHOWN ON PLAN	j) SHOWN ON PLAN
b) SHOWN ON PLAN	e) SHOWN ON PLAN	h) MUNICIPAL WATER	k) ALL MUNICIPAL SERVICES
c) SHOWN ON PLAN	f) SHOWN ON PLAN	i) TOGA LOAMY SAND, BONDHEAD SANDY LOAM	l) NONE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

December 19, 2017
DATE

2528286 ONTARIO INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

November 30, 2017
DATE

DINO R.S. ASTRI, O.L.S.

SCHEDULE OF REVISIONS

No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

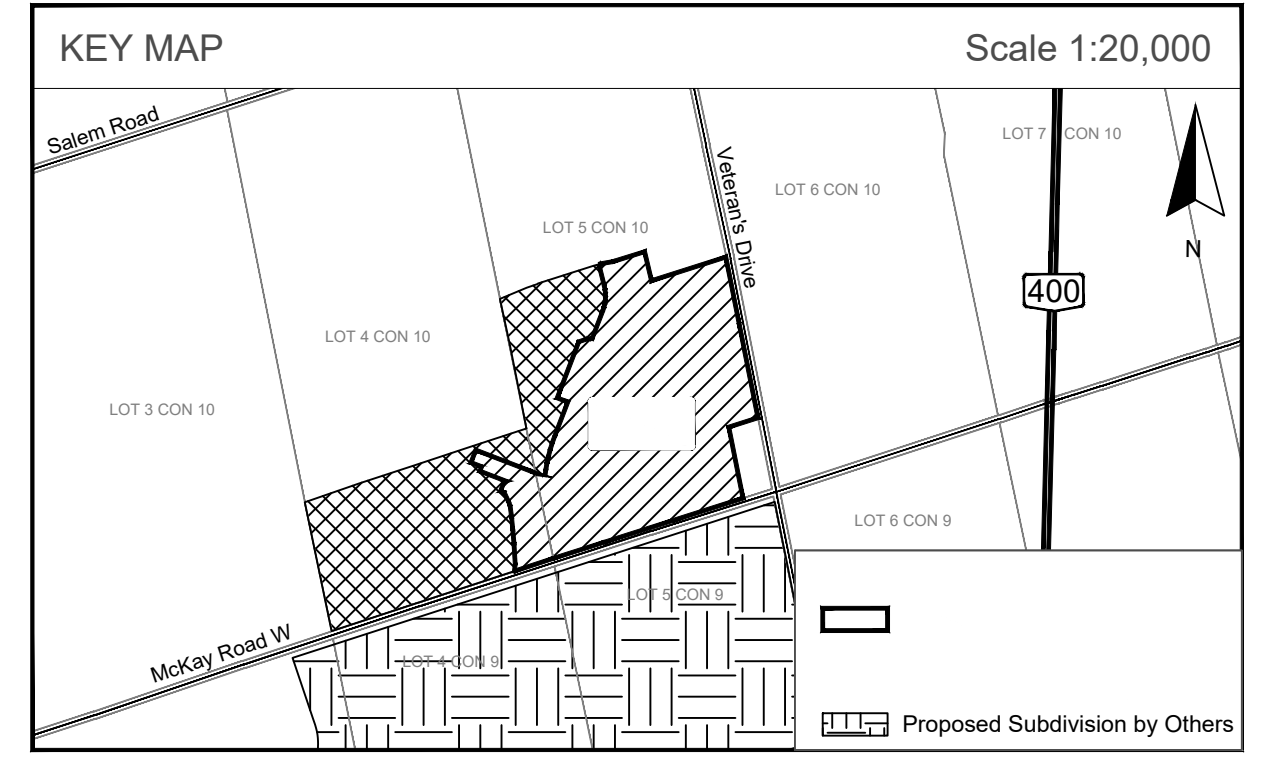
Date: October 18, 2017 Drawn By: AM
File: 16-664 Checked By: RM

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____ Qi Zhu
 HSH CAPITAL GROUP LTD.

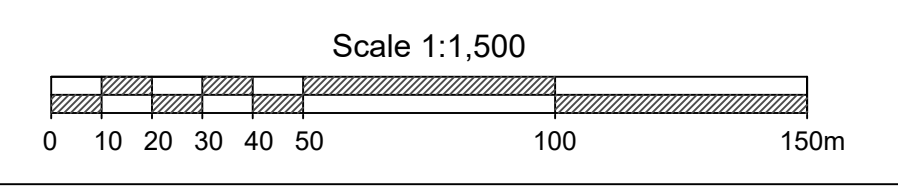
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ Gary Vanderveen, O.L.S.
 HOLDING JONES VANDERVEEN INC.



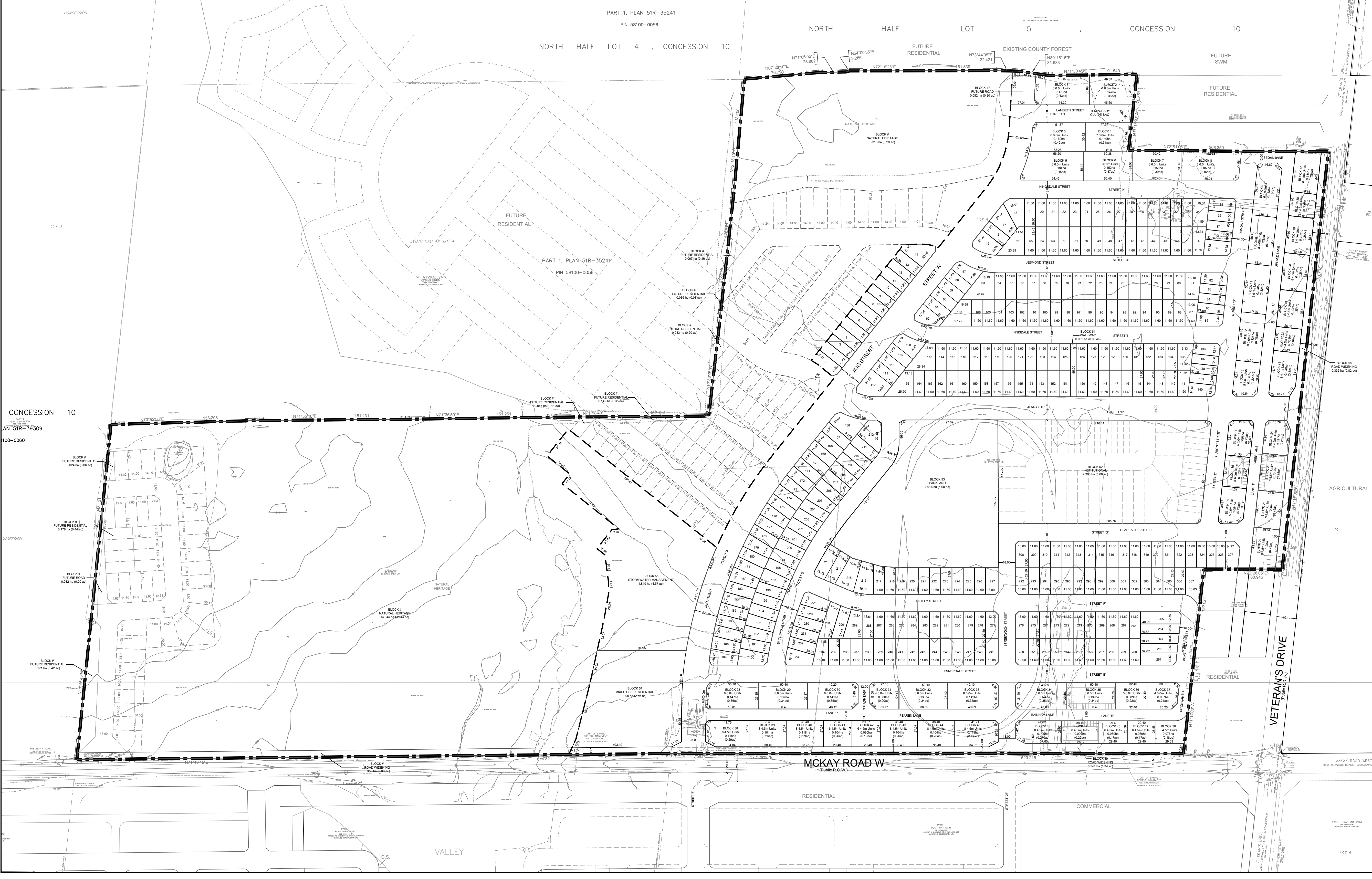
DRAFT PLAN OF SUBDIVISION

PART OF LOTS 4 & 5, CONCESSION 10
 (124, 180, & 228 MCKAY ROAD WEST)
 IN THE FORMER TOWNSHIP OF INNISFIL
 NOW IN THE
CITY OF BARRIE
COUNTY OF SIMCOE



LEGEND

	SUBJECT LANDS		PHASE 1 LANDS
--	---------------	--	---------------



LAND USE SCHEDULE - PHASE 1 and 2

	LOTS / BLOCKS / STREETS	Units	ha	AREA	%
RESIDENTIAL LOTS (10.0m)	Lots 3, 6, 9, 12, 36-38, 83-85, 137-139, 262-264, 324-326	19	0.593	1.46	0.97
RESIDENTIAL LOTS (11.6m)	Lots 2, 4, 5, 7, 8, 10, 11, 13, 16, 19-33, 41-56, 58-61, 64-80, 88-106, 109-111, 114-134, 141-164, 167-197, 191-211, 214, 217-227, 229-232, 234-248, 251-260, 266-275, 278-288, 290-291, 293-296, 297-306, 309-323 (plus Phase 2)	321	11.08	27.38	18.13
RESIDENTIAL LOTS (12.0m)	Lots 35, 39, 40, 62, 86, 87, 136, 140, 261, 265, 327 (plus Phase 2)	14	0.502	1.26	0.82
RESIDENTIAL LOTS (13.0m)	Lots 1, 14, 15, 17, 18, 34, 57, 62, 63, 81, 107, 108, 112, 113, 135, 165, 166, 188, 189, 190, 212, 213, 215, 216, 228, 233, 249, 250, 276, 277, 289, 292, 307, 308 (plus Phase 2)	43	2.127	5.25	3.48
RESIDENTIAL LOTS (14.0m)	Phase 2 ONLY	42	2.326	5.74	3.81
TOWNHOUSE UNITS (6.0m)	Blocks 1-16, 28-37	183	3.435	8.46	5.62
TOWNHOUSE UNITS (4.5m)	Blocks 17-27, 38-50	174	2.343	5.77	3.83
FUTURE RESIDENTIAL	Phase 2 ONLY	0.751	1.85	1.23	
MIXED USE RESIDENTIAL	Block 51	100	1.000	2.45	1.64
NATURAL HERITAGE	Phase 2 ONLY	17.662	43.64	28.91	
INSTITUTIONAL	Block 52	2.30	5.68	3.77	
PARKLAND	Block 53	2.016	4.98	3.30	
WALKWAY	Block 54	0.032	0.08	0.05	
STORMWATER MANAGEMENT	Block 55	1.849	4.57	3.03	
ROAD WIDENING	Block 48,49 (plus Phase 2)	1.229	3.04	2.01	
FUTURE ROAD	Block 47 (plus Phase 2)	0.164	0.40	0.27	
STREETS AND LANES	Streets 'A'-M' & Lanes 'O'-U' (plus Phase 2)	11.69	29.845	19.13	
TOTAL		896	61.099	150.97	100

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	b) SHOWN ON PLAN	c) SHOWN ON PLAN	d) RESIDENTIAL, INSTITUTIONAL, PARKLAND, STORMWATER MANAGEMENT
e) SHOWN ON PLAN	f) SHOWN ON PLAN	f1) NONE	
g) SHOWN ON PLAN	h) MUNICIPAL WATER	i) TOGA LOAMY SAND & BONDHEAD SANDY LOAM	
j) SHOWN ON PLAN	k) ALL MUNICIPAL SERVICES	l) NONE	

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Aug 20, 2018	Issued for review (Phase 1 and 2)	V.S.
2	Feb 12, 2019	Issued for review (Phase 1 and 2)	V.S.
3	April 30, 2019	Issued for review (Phase 1 and 2)	V.S.

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 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsonlineinc.com www.ipsonlineinc.com

Date: August 20, 2018 Drawn By: VS
 File: 13-439 Checked By: DV



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