



INNOVATIVE PLANNING SOLUTIONS

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October 18th, 2022

The City of Barrie Ontario
70 Collier Street
L4M 4T5

Attention: Tiffany Thompson, MCIP, RPP
Manager of Growth and Development

Re: Draft Plan of Subdivision & Zoning By-law Amendment
844 Veterans Drive, Part Lot 5, Concession 10
City of Barrie

Based on conformity review approval on the above captioned lands, Innovative Planning Solutions (IPS), on behalf of 2528286 Ontario Inc. and 2431805 Ontario Inc., is pleased to provide the following documents for your consideration of the Draft Plan of Subdivision & Zoning By-law Amendment Application:

- 1) One (1) copy of the completed Draft Plan of Subdivision application form;
- 2) One (1) copy of the completed Zoning By-law Amendment application form;
- 3) One (1) copy of the completed and signed Authorization Letter;
- 4) One (1) copy of the completed Cost Recovery Agreement;
- 5) One (1) copy of the proposed Zoning By-law Amendment and schedule;
- 6) One (1) copy of a recent survey, prepared by Holding Jones Surveying dated April 11, 2022;
- 7) One (1) copy of each of the following reports:
 - a. Planning Justification Report and Affordable Housing Report, prepared by Innovative Planning Solutions;
 - b. Functional Servicing Report and Stormwater Management Report, prepared by Pinestone Engineering;
 - c. Tree Inventory and Preservation Plan (TIPP), prepared by Kuntz Forestry;
 - d. Noise Feasibility Study, prepared by HGC Engineering;
 - e. Traffic Impact Study, prepared by JD Engineering;
 - f. Stage 1-2 Archaeological Assessment, prepared by Amick Consulting along with the Ministry Clearance Letter;
 - g. Species at Risk Assessment, prepared by Dillon Consulting; and,
 - h. Geotechnical and Hydrogeological Report which is an additional report that was not requested through conformity review approval.

All required fee's will be paid upon request from the City of Barrie. Trusting this is satisfactory; we would request that the following information be circulated as required. Should you have any additional questions or concerns, please do not hesitate to contact the undersigned at your convenience.

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