
November 14, 2019
File: D14-1686 & D12-449

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 34(10.7) AND 51(19.1) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION.

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

Dear Sir/Madam:

Re: Amendment to the Zoning By-law and Draft Plan of Subdivision Applications – Sean Mason Homes (Veteran's Lane) Inc., 339 Veteran's Drive and 341 Veteran's Lane, Barrie.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete applications as of Monday, November 11, 2019 for a proposed Amendment to the Zoning By-law and Draft Plan of Subdivision.

TAKE NOTICE that Innovative Planning Solutions, on behalf of Sean Mason Homes (Veteran's Lane) Inc., has submitted complete applications for an Amendment to the Zoning By-law and Draft Plan of Subdivision for lands located at 339 Veteran's Drive and 341 Veteran's Lane. The property is legally described as Lot 1, Registered Plan 1200 and Part of Lot 5, Concession 13, Geographic Township of Innisfil, now City of Barrie, and is located within the Holly Planning Area.

TAKE NOTICE that the City Building Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **Tuesday, December 10, 2019 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law and Draft Plan of Subdivision submitted by Sean Mason Homes (Veteran's Lane) Inc. for lands known municipally as 339 Veteran's Drive and 341 Veteran's Lane.

Immediately prior to the Public Meeting, an **Open House** will be held in the City Hall Rotunda from **5:30 p.m. to 6:30 p.m.** Planning staff, the applicant and/or their consultant will be available to discuss the application and review the proposed plans. The Open House is drop-in style with no formal presentations. No decisions on the proposal will be made at the Open House or the Public Meeting.

The lands are designated Residential Area in the City of Barrie Official Plan and are currently zoned Residential Hold (RH) and Residential Single Detached Dwelling First Density (R1) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Mixed Use Corridor with Special Provisions (MU2)(SP), to permit the development of a 57-unit residential block/cluster townhouse (33 units) and 4-storey walk-up apartment (24 units) development. The Special Provisions (SP) relate to a reduction to the minimum required front, side and rear yard setbacks, an increase to the maximum permitted side yard setback, a reduction to the minimum required street level floor height, a reduction to the minimum required landscape buffer areas, a reduction to the minimum required size of a parking space, and reductions to the minimum required exterior side and front yard setbacks associated with accessory structures, specially decks, for the proposed units.

For more information including meeting cancellation notices due to inclement weather and copies of plans, please visit [Ward 6](http://barrie.ca/Proposed_Developments) at barrie.ca/Proposed_Developments

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 in respect of the proposed Zoning By-law Amendment before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

- (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 (LPAT); 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 (LPAT) unless, in the opinion of the Tribunal, 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 Amendment to the Zoning By-law and Draft Plan of Subdivision, you must make a written submission to the undersigned in 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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70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5



File #: D12-449/D14-1686

Address: 339 Veteran's Drive & 341 Veteran's
Lane

■ SUBJECT PROPERTY



