

**910 Veterans Drive  
Part of Lot 5, Concession 10**

**City of Barrie, County of Simcoe  
Application for:  
Zoning By-Law Amendment &  
Draft Plan of Subdivision**

**2528286 Ontario Inc. and MStar Developments**

Prepared by: Jared Dykstra, MCIP, RPP  
Principal, Dykstra Planning & Development Group

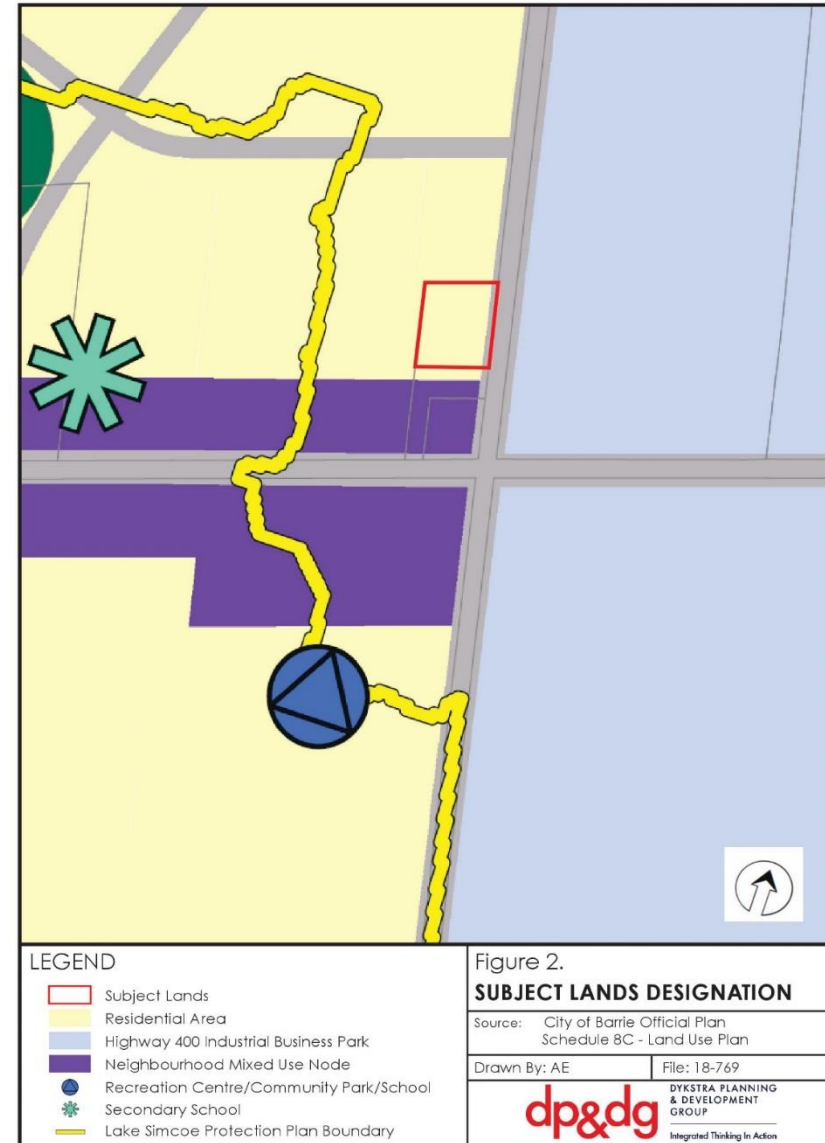
# 910 Veterans Drive: Description

- 1.8 Acres in size;
- Located 600 m north of Veteran's Drive & McKay Road;
- 91.4 m frontage along Veteran's Drive, approx. 81 m depth;
- Single detached dwelling on subject lands with various accessory dwellings;
- Surrounding lands are predominately agriculture and rural in nature;
- H&H Capital Draft Plan of Subdivision application surrounds the subject lands to the north and west.



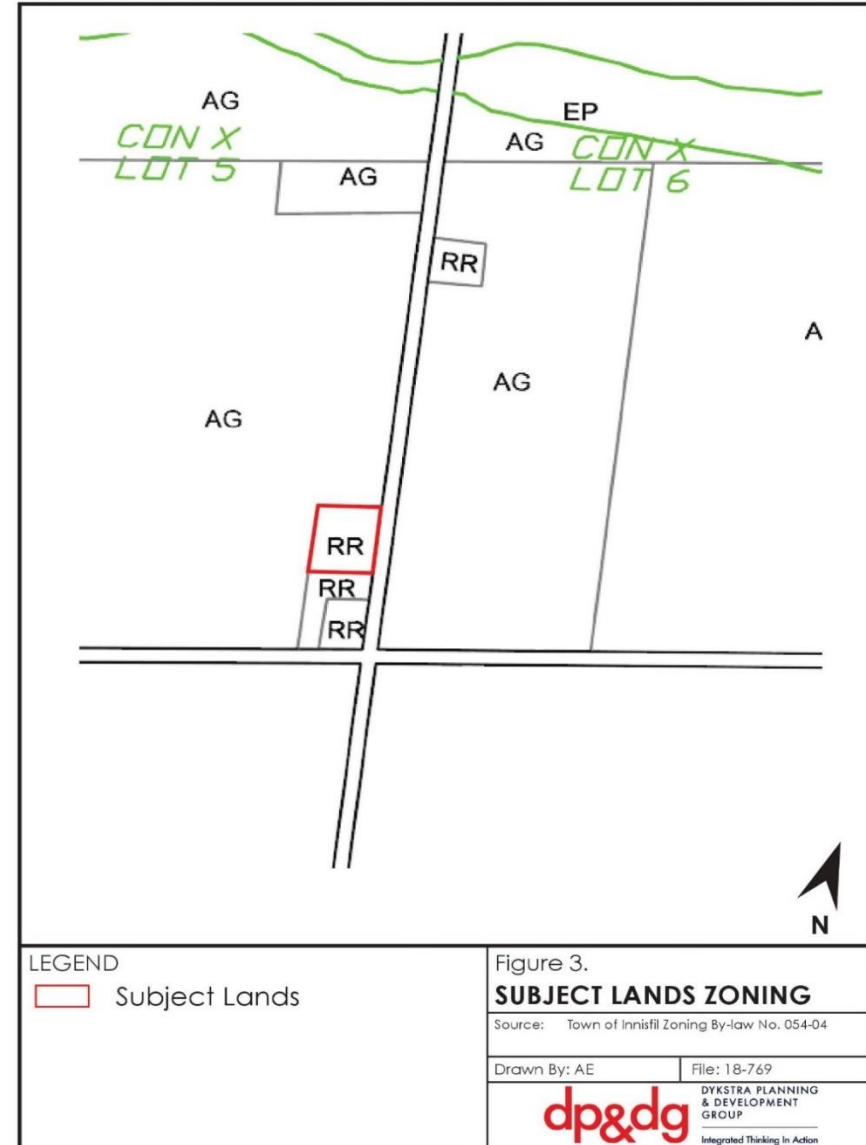
# 910 Veterans Drive: Land Use Designation

- Designated Residential Area as per Schedule 8C of the Salem Secondary Plan.



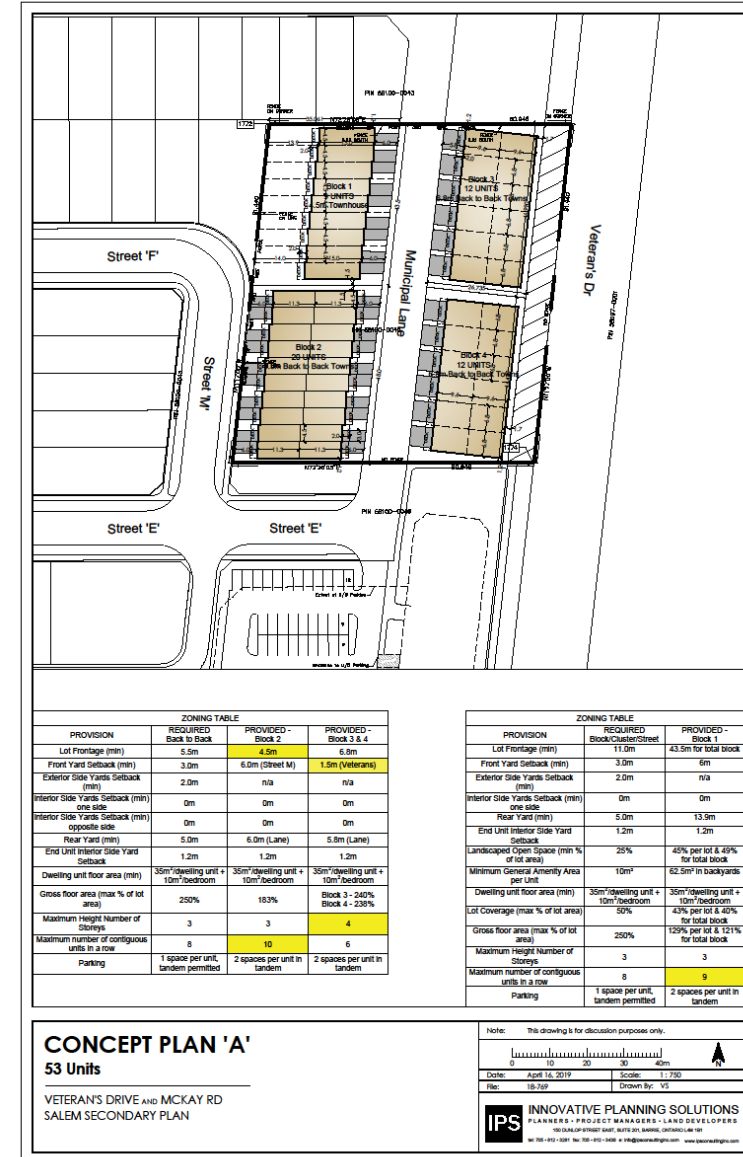
# 910 Veterans Drive: Zoning

- Zoned Rural Residential (RR) in  
Town of Innisfil Zoning By-law No.  
054-04



# 910 Veterans Drive: Development Concept

- 53 unit townhouses in traditional and back to back format spread into residential 4 blocks;
- Proposed Draft Plan density is 72 units per net hectare;
- 12 meter Municipal Lane traverses the subject lands and connects to the future Street “E”;
- All units contain individual driveways and garages. Driveway access will be from future Street “M” and the Municipal Lane. No driveway access is proposed from Veteran’s Drive;
- Each unit will contain one deck on the second floor as outdoor amenity space;



# 910 Veterans Drive: Block Plan

- Lane and local road network will connect with the larger H&H Capital development to the north and west;
- Future LSRCA design charette combined with the H&H Capital lands.



# 910 Veterans Drive: Application Details

- Zoning By-law Amendment to rezone lands to Residential Neighbourhood Multiple Special Provision Zone (RM3 SP-XXX) with the following exceptions:
  - Maximum Number of contiguous units in a row from 8 to 10 units.
  - Lot Frontage from 5.5 metres to 4.5 metres.
  - Maximum height of four (4) storeys.
- Draft Plan of Subdivision will divide the lands into 6 blocks, 4 of which will be residential;
- City of Barrie March 19, 2019 Conformity Letter states that the February 15th, 2019 plan has been deemed to generally conform to the Salem Secondary Plan;
- Based on minimal impact to surrounding properties, Neighbourhood Meeting was not required;
- The development application conforms to the applicable policies of the Provincial Policy Statements, Growth Plan for the Greater Golden Horseshoe and the City of Barrie Official Plan and represent good planning.

# 910 Veterans Drive: Supporting Technical Studies

- Stage 1-2 Archaeological Assessment
  - Prepared by AMICK Consultants Ltd.
- Functional Servicing Report & Stormwater Management Plan
  - Prepared by Pinestone Engineering Ltd.
- Species at Risk Screening
  - Prepared by Dillon Consulting Ltd.
- Noise Feasibility Study
  - Prepared by HGC Engineering
- Geotechnical Report
  - Prepared by Central Earth Engineering
- Hydrogeological Report
  - Prepared by Central Earth Engineering
- Traffic Impact Study
  - Prepared by JD Engineering
- Tree Inventory and Preservation Plan
  - Prepared by Landmark Environmental



# 910 Veterans Drive: Current Status

- Responding to various Agency + Municipal technical comments
- Bring application forward for consideration Fall 2019