



June 26, 2017

VIA EMAIL

Ms. Bailey Chabot, Planner
City of Barrie
Planning and Building Services Department
70 Collier Street,
P.O. Box 400
Barrie, ON
L4M 4T5

Dear Ms. Chabot,

RE: Proposed Amendments to the Zoning By-law and Draft Plans of Subdivision D12-426 & D14-1623 (793 & 843 Mapleview Drive East; 830, 864 & 912 Lockhart Road; and 103 Saint Paul's Crescent) – Crisdawn Construction Inc. & Pratt Development Inc.
AND
D12-427 & D14-1624 (lands legally described as Plan 98, Lot 6) – 2303757 Ontario Inc.

Ballymore Building (Barrie) Corp. has recently purchased the **750 Lockhart Road, Barrie** property which is located on the north side of Lockhart Road, immediately east of the railway in the Approved Hewitt's Secondary Plan Area. We acquired the 750 Lockhart Road property for the purposes of developing residential uses as contemplated by the Hewitt's Secondary Plan. The lands are located immediately south of the properties which are subject of the above referenced Applications for Draft Plan of Subdivision and rezoning.

We are in the process of retaining various Consultants (including transportation and environmental) to assist us in understanding the intended function of the contemplated Collector Road connecting Lockhart Road and Mapleview Drive, and to determine the appropriate alignment of this road. In reviewing both the proposed Crisdawn Construction Inc. & Pratt Development Inc. and 2303757 Ontario Inc. Draft Plans of Subdivision, we note that the collector and local road patterns through their properties differ from that shown on the Hewitts Secondary Plan - Master Plan (attached). We would like an opportunity to work with City Staff in determining the alignment of the collector road between Mapleview Drive and Lockhart Road particularly in consideration of that portion which traverses the Natural Heritage System designation on our lands and its connection to Lockhart Road (in light of the City's on-going Environmental Assessment for the Lockhart Road widening and the future overpass over the railway).

We would ask for an opportunity to work with City Staff in the regards to the above in advance of a Council decision on the above referenced applications. We would like to have certainty that the road alignment through our Lands will meet the City's satisfaction, and we would also like to see

a collector road pattern that more equitably shares in any inefficiencies to residential lotting a as result of the curvatures of the alignment of the collector road. We understand that Fall 2017 is the target for a Staff report for General Committee's consideration of the Applications, and we note that it is our intention to work expeditiously with all parties to find a resolution so as to avoid any undue delays in this regard.

Please accept this as our request for further notice(s) of any decision of Council and/or the Director of Planning and Building Services in respect of the above noted Applications.

Yours truly,
BALLYMORE BUILDING (BARRIE) CORP.



Sharon L. Dionne, MCIP
VICE PRESIDENT, Land Development

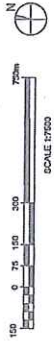
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cc. Ms. Andrea Bourrie, City of Barrie, Director of Planning and Building Services
Mr. Ray Duhamel, The Jones Consulting Group Ltd.

APPENDIX 9B

HEWITT'S SECONDARY PLAN - MASTER PLAN

November 2016



LEGEND	
	Secondary Plan Boundary
	Settlement Area Boundary
	Potential Floodline Boundary
	Existing and Proposed Roads
	Railway
	Natural Heritage System
	Residential Area
	Med / High Density Residential Area
	Young Mixed Use Corridor
	Neighbourhood Mixed Use Node
	Neighbourhood Park Area
	School
	Recreation Centre/Community Park/School
	Village Square
	Stormwater Management Facility
	Special Rural Area

The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.

A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion

