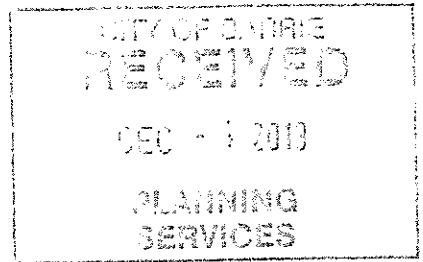


Bell

CELS 12



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

November 26, 2013

City Of Barrie
Planning Dept.
P.O. Box 400, 70 Collier Street
Barrie, ON
L4M 4T5

Attention: Stephen Naylor

Dear Sir/Madam:

RE: Zoning Amendment
290 294 298 302 306 310 & 314 Georgian Dr.
File No: D14-1567
Bell File No: 49557

Thank you for your letter of November 14, 2013 concerning the above application.

A detailed review of the Zoning Amendment has been completed.

We have no conditions/objections to the above application as submitted.

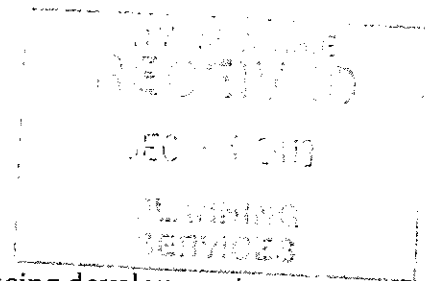
If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

R. Giles

JRV
Lina Raffoul,
Manager - Development & Municipal Services, ON



Dear Mr. Naylor,

We are writing you in regards to the proposed student housing development on Georgian Dr. We are the property that is next door to the proposed student housing and therefore have a few concerns and questions about how this development will effect us living comfortably in our home and also how it will effect not only our property but the other properties on Georgian Dr.

The first point of clarity is how close will the buildings be to our property? We will continue on this letter with the assumption that they will be near the property line of our house.

When these apartment buildings are in place is there any idea of how this will affect our property value? If we try and sell our house after the building is complete, it seems unlikely that someone would want to purchase a house for their family directly next door to 1200 Georgian College students. We say this because it is a point that is extremely upsetting to us. When this house was purchased it was for our family to grow into down the line. With lots of property on the side and in the back it was prefect for our future children to play in safety and privacy. Now we will have apartments directly beside us with mass amounts of windows containing students who can view our family and us in the privacy of our own back yard.

Another concern with the buildings that are being proposed is the effect it will have on natural sunlight that our house receives. Will these buildings block the sunlight from our yard casting a shadow all day?

Lastly, we would just like to comment on the fact that from what we see and know of our neighbors, this street contains quiet, polite families. Because we have both been students in the past we know that there are a few different types of students; those that are there to work hard, those who are there to party hard and then there's those who balance the two. This is a street that has a lot of traffic, but it

also has very few incidents of partying, noise violations and law enforcement. This is not to say that all students are rowdy law-breakers but the chances of loud, drunken parties and fights can be enviable for young students. Which leads to another question, are these apartments for first year students? At least at first year level a lot of students are not 19 and therefore cannot consume or purchase alcohol.

It is pretty clear that we are not happy with the idea of living next to a large body of students and we have a lot of concerns of the impact it will have on our lives and our property. Are there any proposed ideas from the city on how they can ease some of these concerns for our house and the other houses close to this development (compensation for lost property value, privacy fencing, etc.)?

Thank you for taking the time to listen to our concerns. We hope to hear these questions answered at the meeting next Monday.

Kind Regards,

Adam Huard and Brittney Rowen

Tina Gonneau

Subject: FW: Amendment to the Zoning By-law – D14-1567

From: Polus, Asia (MTO)
Sent: November 20, 2013 2:09 PM
To: 'SNaylor@barrie.ca'
Cc: Iannacito, Phil (MTO); Boone, Jonathan (MTO)
Subject: Amendment to the Zoning By-law – D14-1567

Re: Amendment to the Zoning By-law – D14-1567
F&I Gateway Investments Inc.,
290, 294, 298, 302, 306, 310 7 314 Georgian Drive
Barrie

Please accept this e-mail as a confirmation that in principle the ministry has no objections to the proposed Amendment to the Zoning By-law. The land affected is located next to the Highway 400 property limits and therefore falls within the ministry permit control area. Bellow are the ministry requirements regarding any future development of this land.

- The owner should be aware that MTO requires a full submission with a detail Site Plan in order to complete the technical review of the proposal and subsequently provide more specific comments related to the development.
- As part of the review process, the proponent will be required to submit 3 copies of the formal Site Plan, SS&G plan and SWMR and Traffic Impact Study Report, which should demonstrate if the future development will have any impact to the ministry interchange.
- Since the land is adjacent to Hwy 400, 2 copies of a lighting plan and report will also be required to ensure that glare does not occur onto the R-O-W. The electrical site plans has to be in LUX. This is the ministry's preferred light measurement. We also require that the light levels be shown up to the Highway 400 property limit and beyond.
- Plans and report must be stamped and signed by a P.Eng., licensed in Ontario.
- MTO Building and Land Use permits are required **prior to** any grading/construction activity within 45m of Highway 400 limits, or within 395m radius of centrepoint of Highway 400 and intersecting road. All above and below ground structures (including but not limited to, fire routes, stormwater management facilities and servicing/utilities) must be setback a minimum of 14m from all MTO property limits.
- All site access, including temporary construction access, must be via municipal road system. The ministry will not permit any type of access onto Highway 400 from this site.
- The ministry controls all signage within 400m of any provincial highway ROW and all signage within 400m control area shall be placed only under a valid ministry issued sign permit.
- Please advice the property owner that an MTO Building and Land Use permit will be required prior to the start of construction and all inquires should be forwarded to Mr. Phil Iannacito, Permits Officer for this area and he can be reached at 416-235-4592.

I trust this is sufficient in the interim. Further comments will be provided upon receipt of a formal site plan submission.

If you require any further information, please do not hesitate to contact me.

Best Regards

W. Asia Polus
Corridor Management Technician

Ministry of Transportation
Engineering Office, Central Region
Corridor Management Section
7th Floor, Building "D"
1201 Wilson Avenue
Downsview, Ont M3M 1J8