
March 19, 2025

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VIA EMAIL
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FILE NO.: D30-030-2024

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
FOR A PROPOSED ZONING BY-LAW AMENDMENT & DRAFT
PLAN OF SUBDIVISION
989 MAPLEVIEW DRIVE EAST (PHASE 2)
CITY OF BARRIE

Thank you for circulating notification with respect to a Complete Application and Public Meeting for a proposed Zoning By-law Amendment and Draft Plan of Subdivision for the lands municipally known as 989 Mapleview Drive East. The application is to permit 328 residential units consisting of 28 single-detached dwelling units, 209 street townhouse units, 22 back-to-back townhouse units, and 69 condominium townhouse units. The proposed Draft Plan of Subdivision is intended to create 259 residential lots and 69 residential units contained within a condominium block inclusive of one (1) parkland block, one (1) open space block, one (1) natural heritage block, and six (6) public roadways. It is understood that this application is for Phase 2 of the Sandy Creek Estates development.

Simcoe County District School Board (SCDSB) planning staff have no objection to this development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Planning staff are pleased to see the inclusion of sidewalks throughout the proposed development, as shown in the Urban Design Brief (dated January 2025), as this will facilitate heavy foot traffic areas and promote safe active transportation.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included in the Agreement:

- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the subdivision in accordance with board transportation policies, as may be amended from time

to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files. Once the Plan and Agreement have been registered, please provide the Simcoe County District School Board with a copy of both registered documents in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristen Bartmann". The signature is fluid and cursive, with the first name "Kristen" and last name "Bartmann" clearly distinguishable.

Kristen Bartmann, MPLAN
Planner, Planning & Enrolment