



Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard, Barrie,
Ontario, Canada L4M 5K3
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www.smcdsb.on.ca



Provided on behalf of the Simcoe Muskoka Catholic District School Board

March 3, 2025

Electronic Copy

Tyler Butler, Planner
Development Services
City of Barrie
70 Collier Street,
Barrie ON, L4M 4T5
Tyler.Butler@barrie.ca

Re: COMMENT LETTER

Application for Draft Plan of Subdivision
Pratt-Lockhard - Hewitt's Secondary Plan
830-912 Lockhard Road, Barrie
File No.: D30-026-2024

Dear Tyler Butler,

On behalf of the Simcoe Muskoka Catholic District School Board, thank you for providing the opportunity to comment on this application. We confirm receipt of the application from Draft Plan of Subdivision Approval D30-026-2024 dated February 24, 2025. A total of 52 singles, 185 townhouses, and 950 residential apartment dwelling units are proposed for this development. With respect to this application, the following comments are submitted:

Comments:

At this time, sufficient space exists within the local elementary school to accommodate additional students from the development as proposed. However, the proposed and adjacent residential developments are expected to have a significant impact on the elementary school and it may not be able to accommodate all students from the development. Interim accommodation measures such as the use of portables, or long-term accommodation measures such as a boundary change may be required to accommodate students resulting from the proposed development.

Although the impact of this development will be moderate, the local secondary school is operating above built capacity and may not accommodate all students from new development. Interim accommodation measures such as portables or a holding area are being utilized to accommodate existing students. Additional measures may be required to address future student accommodation.

Please note, student transportation providers may not travel on privately owned or maintained roads not yet assumed by the municipality to pick-up/drop-off students. A congregated bus stop may be located outside of the development area. The City and the Developer should have consideration to the phasing of construction and the provision of pedestrian pathways such that access to the closest municipal highway is provided and is safe for students to travel for pick-up and drop-off until construction is completed and student transportation is available within the subdivision.

Approval Conditions:

In reviewing the proposed development, the Simcoe Muskoka Catholic District School Board has identified potential implications for local school capacity and infrastructure. To ensure that future residents are fully informed of these potential impacts and that adequate arrangements are made for the accommodation of students, the following wording must be included in any agreement with the municipality to facilitate the proposed development that the owner include in all offers of purchase and sale the following clause advising prospective purchasers:

1. *“Pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school’s area. Please contact the designated school for more details.”*

We will continue to monitor development growth in municipality on behalf of the SMCDSB as it relates to the cumulative impact on local schools. The SMCDSB also request notification of any modifications, community consultations, appeals, or notices of decision related to this application.

Please note that further to the comments provided, the SMCDSB reserve the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact planningdept@smcdsb.on.ca.

Sincerely,

Jordan Cook, Consultant

Watson & Associates Economists Ltd.

vw@watsonecon.ca

Office: 905-272-3600

Fax: 905-272-3602

cc: Christine Hyde, Simcoe Muskoka Catholic District School Board

February 27, 2025

Tyler Butler
Planner, Development Services Department - Planning
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Tyler,

Re: Draft Plan of Subdivision
Hansen Group Inc.
830, 864, 894 & 912 Lockhart Road
City of Barrie
File No.: D30-026-2024

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,



Casey O'Neil
Sr Analyst Municipal Planning
Engineering