

November 24<sup>th</sup>, 2021

Tyler Butler  
Planner  
Development Services Dept.  
City of Barrie  
70 Collier Street, P.O. Box 400  
Barrie, ON  
L4M 4T5

VIA EMAIL

FILE NO's.: D30-018-2021

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING FOR A  
ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION  
108, 116, 122 HARVIE ROAD  
CITY OF BARRIE

Dear Tyler Butler:

Thank you for circulating notification with respect to a Notice of Complete Application and Public Meeting for a proposed Zoning By-law Amendment and Draft Plan of Subdivision pertaining to lands municipally addressed as 108, 116 and 122 Harvie Road to facilitate the development of a residential subdivision with one hundred and twenty seven (127) residential units consisting of single detached dwellings and two blocks that will permit townhouses and an apartment building.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. Additionally, staff request a copy of the supplementary traffic report once available to review crossings and the urbanization of Harvie Road.

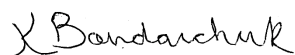
Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

- 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 operated by the Simcoe County District School Board 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.

- If school buses are required within the development 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 Agreement and Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement, and plans in electronic format.

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

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP  
Planner, Planning & Enrolment



Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada, L4M 5K3  
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December 2, 2021

City of Barrie  
70 Collier Street  
PO Box 400  
Barrie, ON L4M 4t5

**VIA EMAIL ONLY:** [Tyler.Butler@barrie.ca](mailto:Tyler.Butler@barrie.ca)

Attention: Tyler Butler

**Re: COMMENT LETTER  
Zoning Amendment and Draft Plan of Subdivision  
ASA Developments  
Location: 108, 116 and 122 Harvie Road  
File No.: D30-018-2021**

Dear Tyler:

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the proposed applications as described above. It is our understanding that the proposed development would result in the development of 127 residential units consisting of single detached dwellings and two blocks that will permit townhouses and an apartment dwelling.

At this time the Board would not object to the proposed applications. We would request the following be included in the conditions of draft approval:

*“That the owner include in all offers of purchase and sale a clause advising prospective purchasers and future tenants that 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 advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board’s response, please do not hesitate to contact the undersigned via email.

Respectfully,

Jeremy Rand, Senior Planner  
[jrand@smcdsb.on.ca](mailto:jrand@smcdsb.on.ca)

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