

May 27, 2022

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FILE NO.: D30-012-2022

NOTICE OF COMPLETE APPLICATION & PUBLIC  
MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT  
THE BLACK CREEK GROUP  
17 SOPHIA STREET EAST, 3, 5, 7 & 11 MCDONALD STREET  
AND 58 & 60 CLAPPERTON STREET  
CITY OF BARRIE

Thank you for circulating notification with respect to a Notice of a Complete Application and Public Meeting for a proposed Zoning By-law Amendment for the property municipally addressed as 17 Sophia Street East, 3, 5, 7 & 11 McDonald Street and 58 & 60 Clapperton Street. The proposal seeks to rezone the subject lands from 'Residential Apartment Dwelling 2 – First Density' (RA2-1) and 'Transition Centre Commercial – 1 – Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial – 2 – Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions. The intent and purpose of the Zoning By-law Amendment is to permit the development of a 21-storey mixed-use building containing two hundred and fifty-three (253) units, 256 square metres of ground floor commercial space and underground parking.

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 active transportation.

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

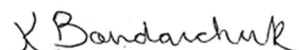
- That the owner(s) agree in to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.

- That the owner(s) agree 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. Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan 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