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January 15, 2024

Andrew Gameiro  
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VIA EMAIL  
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FILE NO.: D30-038-2023

NOTICE OF COMPLETE APPLICATION  
& PUBLIC MEETING FOR A PROPOSED  
ZONING BY-LAW AMENDMENT  
2735525 ONTARIO INC.  
290 CUNDLES ROAD EAST  
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 290 Cundles Road East. The proposal seeks to rezone a portion of the subject lands from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density with Site-specific Provisions' (RM2)(SP-XXX). The intent of the application is to permit the development of 22 townhouse units, four (4) of which will be affordable units provided to Habitat for Humanity.

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 are pleased to see sidewalks included throughout the proposed development as depicted on the Conceptual Site Plan provided in the application package, which will facilitate heavy foot traffic areas and promote safe active transportation.

SCDSB planning staff are requesting the applicant take into consideration how students requiring busing will be accommodated on site, as the current configuration does not provide for appropriate pick up/drop off locations.

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

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", written over a horizontal line.

Kristen Bartmann, MPLAN  
Planner, Planning & Enrolment