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Toronto

May 13, 2019

Chris Barnett  
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Our Matter Number: 1193025

Montréal

Calgary

**Sent By Electronic Mail**

Ottawa

Mayor and Members of Council  
City of Barrie  
70 Collier Street  
P.O. Box 400  
Barrie, L4M 4T5

Vancouver

New York

Attention: City Clerk

Dear Mayor and Members of Council:

**2019 Development Charges Background Study  
Infrastructure Plans – (File 19G-134)**

We act on behalf of the Hewitts Creek Landowners Group Inc. The members of the group collectively own the vast majority of the land in the Hewitts Creek Secondary Plan area. Together, they currently have before the City (or will be filing) applications that represent 12,400 units as well as the potential for 25,000 square metres of commercial space. The Group has been actively involved with the City in moving the development of the Secondary Plan area forward and have a substantial interest in the proposed new development charges by-law.

The Group has engaged IBI Group and other consultants to review the background study and other relevant documentation. IBI Group has provided comments on aspects of the draft by-law and study, a copy of which is attached. We urge Council and staff to review and take into consideration these technical comments, which raise important and significant questions which go directly to the amount of the proposed charge. In light of the amount of the proposed increase, having clear responses to these questions (most of which go to the basis on which the charge is calculated) is extremely important.

Our client's engineering and traffic consultants (R.J. Burnside and LEA Consulting, respectively) are in the process of reviewing both the various Master Plans and the Background Study. We will provide comments from them in the next few days. Burnside has identified a series of projects whose budgets are increased from 2013 to 2019 by approximately 175%. More information is required to properly understand how the costs of these projects (the scope of which are substantively the same) has increased so dramatically.

We trust that Council will direct to staff to meet with our consultants to ensure a meaningful dialogue with respect to these important questions.

As you know the Province has recently introduced draft legislation that, if passed, will implement fundamental changes to the development charges legislative regime. It is anticipated that these changes will be passed prior to June 6 when the legislature will begin its summer break. In light of these proposed changes, and the key questions that are set out in the attached letter, we respectfully request Council to defer any decisions on the development charges by-law to allow time to properly take into consideration the effect of the proposed legislative changes and to allow further discussions and consultation to take place.

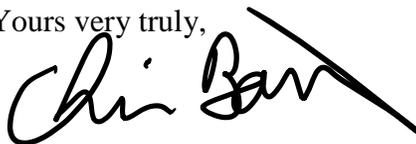
We also understand that Council will be considering the endorsement of the following 6 Master Plans at its meeting on May 13:

- a) Water Supply;
- b) Water Storage and Distribution;
- c) Wastewater Treatment;
- d) Wastewater Collection;
- e) Drainage; and
- f) Transportation

These studies are integral to setting of the development charge. They are substantial documents and have only been available for public review and comment for a limited amount of time. We therefore request that Council defer endorsement of these plans until stakeholders have had an adequate amount of time to review and comment on them, and to meet with staff to discuss questions and concerns.

Thank you for your consideration of these requests.

Yours very truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", with a long, sweeping horizontal stroke extending to the right.

Chris Barnett  
Partner

CB:SO

Attachment  
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