



June 12, 2017

Mayor and Members of Council
City of Barrie
70 Collier Street,
Barrie, ON
L4M 4T5

Dear Mayor and Members of Council,

**RE: Lockhart Road Widening and Grade Separation
Hewitt's Secondary Plan Transportation Improvements
Municipal Class EA Phases 3 and 4**

Ballymore Building (Barrie) Corp. has purchased the **750 Lockhart Road, Barrie** property which is located on the north side of Lockhart Road, immediately east of the railway in the Approved Hewitt's Secondary Plan Area. We acquired the property for the purposes of developing residential uses as contemplated by the Hewitt's Secondary Plan as shown on the attached Schedules.

We are writing to advise that we have concerns with the proposed Preferred Alternative alignment and design for Lockhart Road, including the grade separation and road widening, as it negatively impacts the property and has the potential of eliminating access to the property which was acquired for the purposes of developing the planned residential uses. We are particularly concerned with the prospect of a grade separation in the form of an overpass in this location.

The Approved Hewitts Secondary Plan contemplates a collector road connecting Lockhart Road to Mapleview Drive to service the residential development lands bounded by the railway on the west, the Natural Heritage system to the east, and these two arterial roads. An overpass in this location will have a negative impact on the ability to locate an intersection of the collector road and Lockhart Road, would eliminate direct access to the 750 Lockhart Road property, would impose grading encumbrances on the property, and reduce the area that could otherwise be developed for the planned residential and related uses.

We would ask that Council not approve the recommended overpass in this location. We would also appreciate an opportunity to meet with City Staff and/or representatives to discuss this further.

Yours truly,
BALLYMORE BUILDING (BARRIE) CORP.

A handwritten signature in blue ink, appearing to read "Sharon L. Dionne", is written over the company name.

Sharon L. Dionne, MCIP
VICE PRESIDENT, Land Development

/SLD
/encl.