



SIMCOE MUSKOKA CATHOLIC  
DISTRICT SCHOOL BOARD

Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555  
Fax 705.722.6534

**Transmitted VIA EMAIL ONLY**

February 3, 2014

**Attention: Ms. Dawn McAlpine**  
**City Clerk**  
The Corporation of the City of Barrie  
70 Collier Street, Po Box 400  
Barrie, Ontario  
L4M 4T5

**RE: COMMENT LETTER**  
**Proposed Official Plan Amendment and Zoning By-Law Amendment**  
**Mason Homes, 370 Big Bay Point Road**  
**Block 303, Plan 51M-538**  
**Painswick North Planning Area, City of Barrie**  
**File: D14-1580**

Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received your notice regarding the above Official Plan and Zoning By-law Amendments anticipating 37 cluster townhouses.

For your information, any pupils that are generated by this development are within the current catchment area for St. Michael the Archangel Catholic elementary school and St. Peter's Catholic high school both located within the City of Barrie. St. Michael the Archangel has a Ministry Rated Capacity of 524 pupils, and a current enrolment of 327 pupils.

The Board will provide our conditions of draft plan approval if a draft plan of subdivision process is required.

The Board would be interested in finding out how the development will be marketed to the public and what demographic of the population the developer is anticipating. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units.

I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. If you have any questions or comments about the Board's response, please feel free to contact me the undersigned at 705-722-3559 ext. 250.

Sincerely,

Kristin D. Pechkovsky, BES, MCIP, RPP  
Planning Officer

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*Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.*



**Sent by Email: [snaylor@barrie.ca](mailto:snaylor@barrie.ca)**

December 23, 2014

**File No: D14-1580**  
**IMS No.: POFG148C2**

Mr. Stephen Naylor  
Director of Planning Services  
Planning Services Department  
70 Collier Street, Box 400  
Barrie, ON L4M 4T5

Dear Mr. Naylor:

**Re: Official Plan Amendment and Zoning Bylaw Amendment**  
**Applicant: Mason homes**  
**370 Big Bay Point Road**  
**City of Barrie**

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Thank you for circulating the Lake Simcoe Region Conservation Authority (LSRCA) regarding the Notice of Filing a Complete Application for the above-noted Official Plan Amendment and Zoning Bylaw Amendment. It is our understanding that the purpose and effect of these applications are to re-designate the subject lands from General Commercial to Residential and to amend the current zoning of the property from General Commercial to Multiple Residential Second Density (RM2(SP)) with Special Provision to permit the future development of the property for 37 cluster townhouses. The Special provisions requested would permit deficient front yard setbacks, an increase in the permitted gross floor area and an increase in the permitted density on the site.

Based on our review we are satisfied from a watershed perspective that any approval of these amendments would be consistent with the Provincial Policy Statement (PPS) and the Lake Simcoe Protection Plan (LSPP). As such, we have no further requirements related to the approval of these amendments.

Please note that as part of our review of the subsequent subdivision/condominium applications, designated policies 4.8-4.11 of the Lake Simcoe Protection Plan related to stormwater management will need to be addressed.

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December 23, 2014

File No: D14-1540

IMS File No.: POFG148C2

Mr. S. Naylor

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If you have any questions regarding these comments, do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Bulford", written over a horizontal line.

Lisa-Beth Bulford, M.Sc.  
Development Planner

LBB/ph

c. Charles Burgess, Planning Coordinator, LSRCA