



KERBEL GROUP INC.

CRAIGMEL DEVELOPMENTS LIMITED

January 28th, 2014

Ms Dawn McAlpine, Clerk
City of Barrie
70 Collier Street
Box 400
Barrie ON
L4N 4T5

FAX

CITY OF BARRIE
CITY CLERK
1-705-739-4243

DATE: 2014-01-28

RE: PLAN OF PROPOSED SUBDIVISION OF PART OF LOT 17, CONCESSION 12
CITY OF BARRIE COUNTY OF SIMCOE
ROBERT GILROY

Please be advised that I developed and managed the Craigmel Subdivision immediately westerly of the Gilroy property. The Craigmel Subdivision was developed in 4 phases, 3 of which have been finally assumed by the City of Barrie. The 4th phase, although completed some 8 to 10 years ago could not be assumed because Proclamation Drive was not completed on the Gilroy lands. This has been a hardship to Craigmel for some years now and so we are very glad to see this Plan of Proposed Subdivision come forward for approval.

In addition to the road matters, there are part blocks on Craigmel that require corresponding part blocks on the Gilroy land in order to proceed to development. The Plan of Proposed Subdivision will allow for these part lots to be assembled, built out and completed. Homeowners have continually asked about the future of our part lots and we have had to tell them that we await development of the Gilroy lands.

I have reviewed the Plan of Proposed Subdivision prepared by Rudy Mak Surveying Ltd and discussed it with Celeste Phillips, Mr Gilroy's planning consultant. I believe the plan as proposed respects the long time stated intent of Mr Gilroy to keep his beautiful home on Part 2, Plan 51R-18753 and to subdivide the remainder of his lands in the manner shown on this plan which in my opinion is consistent with the Innis-shore Secondary Plan as approved.

We are happy to provide our unqualified support for the approval of this Proposed Plan of Subdivision and look forward to the assumption of our Phase 4 lands and the joint disposition of the part blocks with Mr. Gilroy.

Yours very truly

CRAIGMEL DEVELOPMENTS LIMITED

Thanne Barnett MCIP RPP

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