



pm
November 10, 2016

Via Email

Ms. Dawn McAlpine
Clerk
City of Barrie
70 Collier Street
Barrie, ON, L4M 4T5

Dear Ms. McAlpine:

**Re: Public Meeting Comments
Proposed Official Plan Amendment & Zoning By-law Amendment
North American (Park Place) Corporation & 9613714 Canada Inc., 50 Concert Way
City Files: D09-OPA60 & D14-1611
Our File: Eas-11118**

We represent the Hewitt's Landowners Group Inc., the Owners of which comprise the majority of landowners within the Hewitt's Creek Secondary Plan (OPA 39).

The Hewitt's Landowners Group Inc. have an interest in the above noted land use applications and will continue to monitor the outcome and consider any impacts that may arise from same. The Hewitt's Landowners interest arises from the traffic concerns on Mapleview Drive raised by North American (Park Place) Corporation prior to and during the resolution/settlement of the transportation related Ontario Municipal Board appeals to the Hewitt's and Salem Secondary Plans.

We request to be notified of any future staff reports going to General Committee, By-laws/motions to Council, or any decisions under the Planning Act, concerning these lands.

Please contact me if you have any questions or require additional information.

Sincerely,

Ray Duhamel, M.C.P., MCIP, RPP
Partner

c. Hewitt's Landowners Group Inc.

Goodmans^{LLP}

pm
Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597-5158
rhowe@goodmans.ca

November 14, 2016

Our File No.: 14-0617

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

Dear Mayor and Members of Council:

Re: Official Plan Amendment and Amendment to the Zoning By-law - North American (Park Place) Corporation and 9613714 Canada Inc., 50 Concert Way

We are solicitors for Salem Landowners Group Inc. ("SLGI"), the trustee representing a group of landowners developing the Salem Secondary Plan as listed in Schedule "A". On behalf of SLGI and the landowners, we are writing in respect of the above-referenced applications.

The applicant, North American (Park Place) Corporation ("North American"), participated in the hearing before the Ontario Municipal Board respecting the Salem Secondary Plan and the Hewitt's Secondary Plan, which resulted in modifications to the policies of those Plans respecting transportation matters. North American's specific concerns related to potential traffic constraints in the vicinity of the Highway 400 corridor, and specifically on Mapleview Drive.

The Salem landowners intend to review the subject applications, particularly with respect to any implications the proposed change in land use may have for the transportation network.

We request that the City provide us with notice of any decision or further public meetings regarding the applications.

Yours truly,

Goodmans LLP



Robert D. Howe

cc: Mr. Stephen Naylor, Director
Salem Landowners' Group

SCHEDULE "A"

H & H Capital Group Ltd.

Crisdawn Construction Inc.

Di Poce (Innisfil) Inc.

Elgin Bolton

Honeywood Land Corporation

Perthshire Investment Inc.

Watersand Construction Inc.

Wormwood Developments Inc.

Ruby Red Maple Development Inc.

Unilock Limited

6631808.1



INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

PM

Monday November 14th, 2016

City of Barrie

70 Collier Street, P.O. Box 400

Barrie ON L4M 4T5

Attention: Stephen Naylor, MCIP, RPP
Director, Planning and Building Services



Innovative Planning Solutions

Celebrating 10 yrs 2005-2015

Re: Official Plan and Zoning By-law Amendments
North American (Park Place) Corporation and 9613714 Canada Inc., 50 Concert Way

We are in receipt of a notice of public meeting for the above mentioned property. It is my understanding that the purpose of the applications is to permit a six (6) storey, 140 unit retirement residence. The current Official Plan and Zoning for the property does not permit stand alone residential uses. The subject lands have been through a lengthy planning process to establish the development of the site.

On behalf of a number of clients, I intend to review this application in detail to determine whether a change in land use represents good planning. Council should be aware that the applicant currently has a number of city wide planning policies under appeal at the Ontario Municipal Board. These appeals are causing significant delays to a number of initiatives and are prohibiting other landowners from submitting similar applications.

This neighbourhood does not possess any residential uses. The subject lands are not located along an intensification corridor or node where the City is promoting the proposed use. I would request notification of any decision with respect to this matter. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Respectfully submitted;

Innovative Planning Solutions

Darren P. Vella, B.Sc, MCIP, RPP

President / Director of Planning

CC: 911214 Ontario Inc., Duncor Enterprises Inc., WL Tomlinson Properties Inc.

150 DUNLOP STREET EAST, SUITE 201, BARRIE ONTARIO L4M 1B2
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPBCONSULTINGINC.COM