



R.G. Richards & Associates

August 5th, 2014

Mr. Steven Farquharson
Development Planner
City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

Dear Mr. Farquharson

**Re: Park Place, 100 Mapleview East
North American (Park Place) Corporation
City of Barrie Industrial Lands Review (D14-1574)**

We act for North American (Park Place) Corporation, the owners of the above noted lands and have had a chance to review the presentation that was made to the General Committee on May 26th, 2014 and other material completed in support of this review. Some concerns have been noted during this review that requires attention at your earliest convenience.

This land is governed by an OMB approved site specific zoning by-law and has experienced an evolving development history that includes several minor variances, consents and site plan revisions, and amendments to the OMB approved policy. We request greater clarity on how the OMB approved by-law will be applied to the new zones, either as site specific or superseding the proposed zone changes entirely. Will approved minor variances continue to be recognized?

If it is not the City's intention to continue to recognize the OMB approved by-law, we have noted some issues with the proposed zone changes that have been outlined in the image attached to this letter. Primarily, the lands to the east of the commercial centre have not been rezoned under the intended zone consolidations noted in the City's initial release of information. Specifically we note the lands identified as #5 and #6 in the attached image have not been zoned under the intended consolidation, which has resulted in a number of issues and removal of currently permitted uses.

We would appreciate your earliest review of this material and possibly a meeting to discuss required action.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'Nick Michael'.

Nick Michael M.PL.
Associate

c.c Steve Bishop, North American

