



August 17, 2021

Via APLI

Tiffany Thompson
Manager of Growth and Development
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON, L4M 4T5

Dear Ms. Thompson:

Re: 620 Lockhart Road
Applications for Zoning By-law Amendment & Draft Plan of Subdivision
Mattamy (Lockhart) Limited
Our File: MAT-20542

We represent Lockhart Innisfil Investments Limited who own the lands known as 620 Lockhart Road within the Hewitts Secondary Plan area in the City of Barrie. The Owner is proposing to develop the site as a residential subdivision and accordingly, they are submitting applications for a Draft Plan of Subdivision and Zoning By-law Amendment. The purpose of each application is as follows:

- The purpose of the **Zoning By-law Amendment** application is to rezone the lands from Agricultural General (AG) to Neighbourhood Residential (R5), Neighborhood Mixed Use (NMU) and Open Space (OS).
- The purpose of the **Draft Plan of Subdivision** application is to obtain approval for a 613 residential unit subdivision containing various types of single detached and townhouses lots, as well as

Please find enclosed the following:

A. Administrative

- A1. Completed application for Rezoning.
- A2. Completed application for Draft Plan of Subdivision

B. Reports

- B1. Planning Justification Report prepared by The Jones Consulting Group Ltd.
- B2. Functional Servicing Report and Stormwater Management Report prepared by SCS Consulting Group Ltd.
- B3. Stage 1 & 2 Archaeological Study prepared by AMICK Consultants.
- B4. Hydrogeological Study prepared by R.J. Burnside & Associates Ltd.
- B5. Phase 2 Environmental Site Assessment DS Consultants Ltd.
- B6. Traffic Impact Study prepared by JD Engineering Inc.

- B7. Environmental Noise Assessment prepared by YCA Engineering Ltd.
- B8. Environmental Impact Study Phase 1 prepared by R.J. Burnside.

C. Plans

- C1. Proposed Zoning By-law Amendment Schedule.
- C2. Draft Plan of Subdivision prepared by The Jones Consulting Group Ltd.
- C3. Pedestrian Circulation Plan prepared by Jones Consulting Ltd.
- C4. Tree Inventory and Preservation Plan (Figure 1) prepared by JDB Associates Inc.
- C5. Tree Inventory and Preservation Plan (Figure 2) prepared by JDB Associates Inc.

We look forward to the review and circulation of the applications and if you have any questions or require additional information, please contact the undersigned.

Sincerely,

THE JONES CONSULTING GROUP LTD.

A handwritten signature in black ink, appearing to read 'Ray Duhamel', with a stylized, cursive script.

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

c. Mattamy Homes Canada c/o David Albanese