



Planning Justification Brief

LM Barrie Holdings Inc. and 2121191 Ontario Inc.

Purchaser: 970 Mapleview Inc.

Mapleview Drive East, City of Barrie

Application for Revision to Draft Approved Plan of Subdivision

Related City Files: D12-430, D14-1627

Jones Consulting File: LAW-12157

March 2019

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1.0 INTRODUCTION

This Planning Justification Brief has been prepared in support of an application for Revision to a Draft Approved Plan of Subdivision proposed by LM Barrie Holdings Inc. and 2121191 Ontario Inc. An agreement of purchase has been entered into with 970 Maplevue Inc., which is a joint venture company owned by Tiffany Park Homes and Fernbrook Developments. The sale of the lands closes in April 2019. The draft plan revisions relate to lotting changes to align with the new Owners building preferences and market research.

The lands subject to the application are known municipally as 970, 1002 & 1006 Maplevue Drive East within the Phase 1 limit of the Hewitt's Secondary Plan area. The lands are legally described as Part of Lot 19, Concession 12. (**Figure 1**).

Approvals for a Zoning By-law Amendment and Draft Plan of Subdivision were previously obtained for these lands in March and June 2018 (City Files: D12-430 and D14-1627). The lands comprise 41.54 hectares (102.64 acres) and are generally square in shape with the exception of a small parcel in the southwest corner that is excluded from the property boundaries. The purpose of the redline application is to obtain approval for 18 additional lots by increasing the number of townhouse lots and correspondingly decreasing the number of single detached lots.

Figure 1: Location Plan



Source: Maps.Simcoe.ca

2.0 BACKGROUND

The lands subject to the application are located within the Hewitt's Secondary Plan area, which is a master planned community within the City of Barrie. In 2010 the Barrie-Innisfil Boundary Adjustment Act, 2009 (Bill 196) came into effect, extending the southern boundary of the City of Barrie to incorporate 2,293 hectare of land, including the subject lands, which were previously located in the Town of Innisfil. The Hewitt's Secondary Plan was finally approved by the Ontario Municipal Board in 2016.

Appendix 9B of the Secondary Plan contains the Master Plan for the Hewitt's Secondary Plan area. In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was prepared and approved by the City prior to the submission of the original subdivision and rezoning applications for the subject lands. Following the approval of the Conformity Plan in September 2016, applications for Zoning By-law Amendment and Plan of Subdivision were submitted in February 2017.

The purpose of the previous application for Zoning By-law Amendment was to replace the former Agricultural (AG) and Rural Residential (RR) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) by virtue of the Barrie-Innisfil Boundary Adjustment Act. On March 14, 2018, By-law 2018-015 was passed by Council to amend the City's Comprehensive Zoning By-law 2009-141, by rezoning the lands Neighbourhood Residential (R5), Neighbourhood Mixed Use (NMU), Open Space (OS), and Environmental Protection (EP). The associated City File number for this rezoning approval is D14-1627.

The purpose of the previous application for Plan of Subdivision was to propose a subdivision containing a variety of residential dwelling types and densities, municipal roads, and blocks for stormwater management, open space, environmental protection, and mixed use. Draft Plan Approval was granted on June 1, 2018 for 810 units comprising 483 single detached residential lots, 116 semi-detached residential lots, 144 street townhouses, and 67 residential units within two mixed-use blocks (**Figure 2**). Two parkland blocks, a stormwater management block, a small environmental protection block, road widening block and municipal roads round out the subdivision. The associated City File No. for this approval is D12-430.

*LM Barrie Holdings Inc. and 2121191 Ontario Inc., Mapleview Drive East, Planning Justification Brief
The Jones Consulting Group Ltd.*



3.0 PROPOSED APPLICATION

The applicant is proposing to revise the Draft Approved Plan of Subdivision to adjust lot types. The lot type revisions primarily relates to an increase of the number of street townhouse units from 144 to 246, as well as the introduction of 10.0 metre single and 5.0 metre street townhomes, and the corresponding elimination of semi-detached units. The changes in lotting types has resulted in an increase of the total number of units from 810 (refer to **Figure 2**), to 828 (refer to **Figure 3**), which is a total increase of 18 units. Figure 3 is a redlined plan that illustrates the changes proposed from the original draft approved plan.

The proposed adjusted unit count is illustrated in the following table:

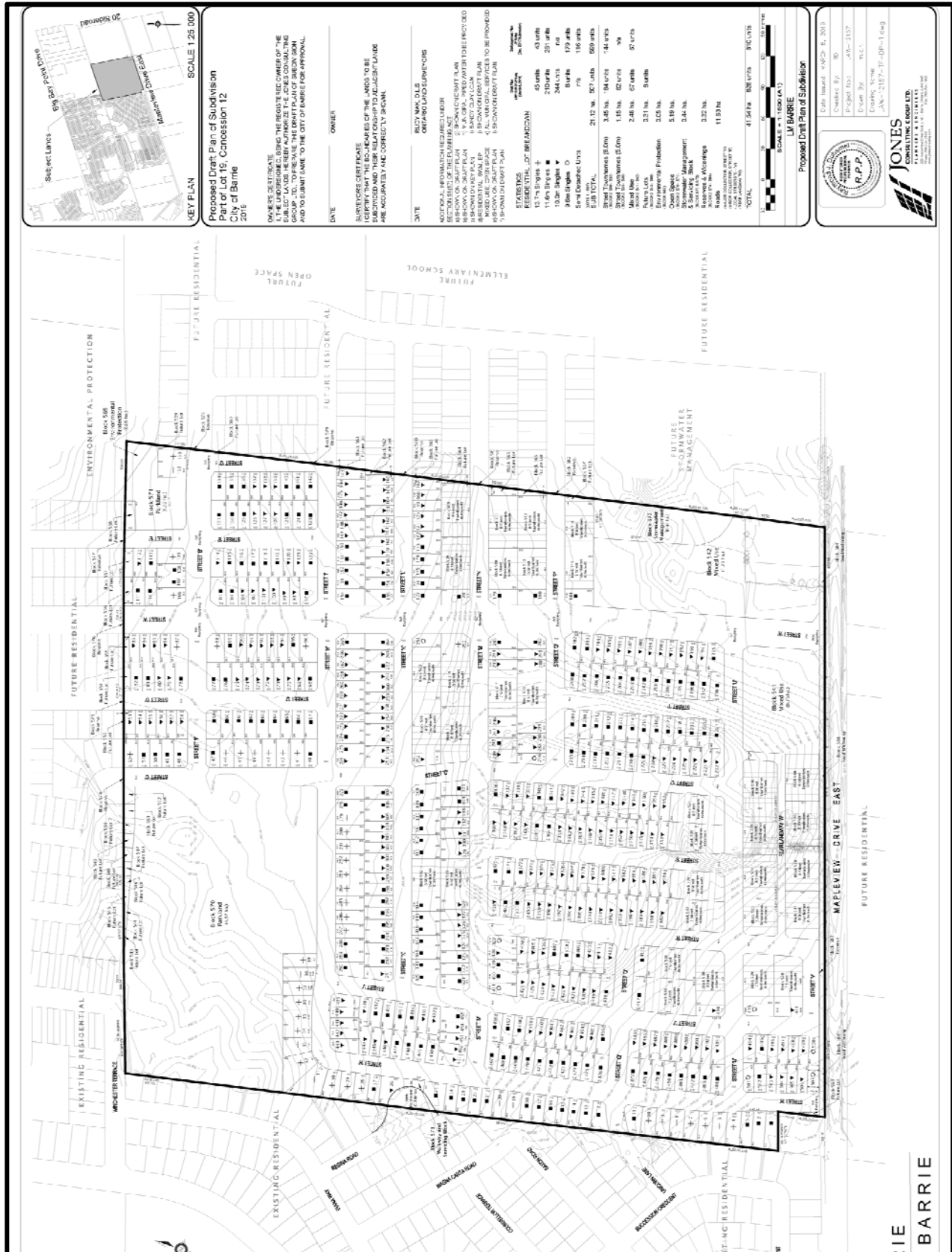
Lot/Unit Type	Number of Units	
	Proposed Redlined Plan	Draft Approved Plan (June 2018)
• 13.7m	47	43
• 11.6m	208	261
• 10.0m	244	n/a
• 9.6m	8	179
• Semi-Detached	n/a	116
• Street Townhouse (6.0m per unit)	184	144
• Street Townhouse (5.0m per unit)	62	n/a
• Mixed Use	67	67
• Future Lots	8	n/a
TOTAL	828	810

In addition to the above lotting changes, the following additional revisions have been proposed to the subdivision:

1. Corner lots have been adjusted in width to meet the driveway spacing requirements of the City's Transportation Design Manual.
2. The Maplevue Drive East road widening block (Block 584) has been increased in width by 1.5 metres.
3. All lots/blocks adjacent to the Maplevue Drive road widening have been adjusted as a result of the increase in the road widening.
4. Public laneway 'W' has been reduced in width to 8 metres, from the former 9 metres to meet the City's public laneway standards.
5. The extension of Regina Road has been closed and replaced with a new permanent cul-de-sac and a walkway/servicing block (Block 573). This design change was requested by City traffic engineers.
6. A radius has been added to Street 'H' adjacent to lots 31-39 (backing onto the park) in order to more efficiently use the extra lot depth on those lots.

It is important to note that the changes noted above do not change to limits of development. More specifically, no change is proposed to the previously approved Environmental Protection Block, park blocks or stormwater management block.

Figure 3: Proposed Redline Plan of Subdivision



4.0 LEGISLATION & POLICY REVIEW

The following subsections provide a summary assessment of how the proposed applications have regard to the Planning Act, are consistent with the Provincial Policy Statement, and conform to the Growth Plan, Lake Simcoe Protection Plan, and the City of Barrie Official Plan. For additional policy analysis detail, please refer to the Planning Justification Reported dated July 2017 that accompanied the original subdivision and Zoning By-law Amendment applications.

4.1 Planning Act (R.S.O. 1990 c. P.13)

The following subsections assess how the applications have regard to matters of Provincial Interest and the subdivision criteria.

4.1.1 Matters of Provincial Interest

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering applications for Zoning By-law Amendments (Section 34 of the Act) and Subdivision of land (Sections 50 and 51).

The matters of provincial interest have been listed below, along with an explanation how the proposed applications have regard to those matters.

a) the protection of ecological systems, including natural areas, features and functions;

The limits of development have been supported by a Natural Heritage Evaluation and a site walk with the City and the LSRCA. The limits were staked and surveyed by an Ontario Land Surveyor and both the City and LSRCA have agreed to same. The redlined revised subdivision does not propose any change to the limits of development, nor will the internal lotting change create an adverse impact on the natural heritage system.

b) the protection of the agricultural resources of the Province;

The subject lands and lands to the southwest are located within the City of Barrie settlement area and are designated for residential development.

c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified within the Hewitt's Secondary Plan area, and natural heritage resources are protected as outlined in point a) above.

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

There are no buildings on the property, and a Stage 1-2 Archaeological Assessment was prepared by AMICK Consultants and cleared by the Ministry of Tourism, Culture and Sport on November 30, 2012.

e) the supply, efficient use and conservation of energy and water;

The City of Barrie has invested significant monies in upgrading their water and wastewater treatment plans. The proposed development, and the corresponding Development Charge payments will, in part, reimburse the City for those expenses.

The new houses constructed will conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code.

The development, as proposed to be modified, efficiently uses lands and optimizes the use of infrastructure in accordance with the requirements of the Growth Plan.

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Water and wastewater Master Plans were prepared in support of the Hewitt's Secondary Plan, and the proposed development will conform to the requirements of those plans.

A Multi-Modal Active Transportation Master Plan has been prepared for the Hewitt's Secondary Plan, and all new development, including the proposed plan of subdivision, is required to conform to this document.

g) the minimization of waste;

The proposed residential development will adhere to the City's waste management program.

h) the orderly development of safe and healthy communities;

The proposed development falls within Phase 1 of development according to the Hewitt's Secondary Plan. The subdivision has been designed in consideration of Crime Prevention through Environmental Design principles.

i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Development applications in the City of Barrie are reviewed by their in-house accessibility coordinator. Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with Ontario Provincial Standards (OPSD) occurs at the detailed design stage, prior to construction.

j) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The Hewitt's Secondary Plan has identified locations for seven schools, parks and open spaces, a recreation centre, and a public library. Abutting lands to extending northeast contain three parks, a public elementary school block, and fire station block.

k) the adequate provision of a full range of housing, including affordable housing;

Refer to Section 8 of this Report. The Hewitt's Secondary Plan is a master planned community that will contain approximately 12,000 dwelling units where approximately 26,000 people will reside. The Secondary Plan requires a full range of housing. Dedicated affordable housing units are proposed southwest of the subject lands.

l) the adequate provision of employment opportunities;

The Hewitt's Secondary Plan is located in the City of Barrie that is contains a full range of employment opportunities, including future opportunities in the Salem Secondary Plan area. In addition, population related employment opportunities will arise as commercial and institutional development occurs.

m) the protection of the financial and economic well-being of the Province and its municipalities;

The City has prepared a Financial Impact Assessment and an Infrastructure Implementation Plan in order to ensure the City's economic well-being is maintained. The Hewitt's Secondary Plan developers have supported the City by front-funding environmental assessments, and infrastructure design and construction.

n) the co-ordination of planning activities of public bodies;

The City has signed a service review agreement with the Lake Simcoe Region Conservation Authority, and circulation of the proposed applications will occur to all agencies and public bodies identified in the Planning Act.

o) the resolution of planning conflicts involving public and private interests;

The subdivision and Zoning By-law Amendment applications were approved following public consultation. No conflicts between public and private interests were identified.

p) the protection of public health and safety;

The subdivision has been designed in consideration of Crime Prevention through Environmental Design principles. In addition, the Building Department and emergency services (Fire, Police) will be circulated a copy of the proposed application for comment.

q) the appropriate location of growth and development;

The Hewitt's Secondary Plan is a master planned community that will contain approximately 12,000 dwelling units where approximately 26,000 people will reside. Extensive master planning occurred to identify the appropriate location of growth prior to approval of the Secondary Plan. The City has confirmed that the proposed applications generally conform to the Hewitt's Secondary Plan.

r) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The approval of the Hewitt's Secondary Plan was supported by a Multi-Modal Active Transportation Master Plan that assessed road standards to support transit and pedestrian trails. The proposed subdivision conforms to this Master Plan.

s) the promotion of built form that,

- a. is well-designed,*
- b. encourages a sense of place, and*
- c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- d. the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The application will be reviewed by City staff in consideration of the City's Official Plan policies regarding Urban Design, as well as the specific Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan areas.

4.1.2 Planning Act – Subdivision Criteria

Section 51(24) of the Planning Act requires a number of subdivision criteria to be regarded in order to protect the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

The subdivision criteria have been listed below, along with an explanation how the proposed applications have regard to those matters.

a) effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Refer to Section 4.1.1 of this Report.

b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision has been deemed by the former Ontario Municipal Board and the City of Barrie to generally conform to the Hewitt's Secondary Plan which is a master plan community that contributes to the long-term goals of the City, including to continue to develop as a complete community.

In my opinion, the proposed revisions to the subdivision continue to conform to the Master Plan, and accordingly, the subdivision is in the public interest and is not premature.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed subdivision has been deemed by the former Ontario Municipal Board and the City of Barrie to generally conform to the Hewitt's Secondary Plan, and the proposed redline revisions to the subdivision maintain this conformity.

In my opinion, the proposed revisions to the subdivision continue to conform to the Master Plan, the City's Official Plan and adjacent existing and proposed subdivisions.

d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed subdivision has been deemed by the former Ontario Municipal Board and the City of Barrie to generally conform to the Hewitt's Secondary Plan, which is a master planned community that planned a variety of land uses to accommodate a future population of approximately 26,000 persons.

In my opinion, the proposed revisions to the subdivision continue to conform to the Master Plan, the City's Official Plan and adjacent existing and proposed subdivisions. Accordingly, the subdivision design is suitable for the land.

e) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Given the limited size/scale of development, no dedicated affordable housing units are proposed on the subject lands. However, if approved, the proposed revisions to the subdivision will introduce additional smaller more affordable units. The Owner, and the purchaser (970 Mapleview Inc.) have agreed to provide Second Suite packages as part of some of the homes for sale in order to increase the supply of smaller, more affordable units.

It should also be noted that dedicated affordable housing units are proposed elsewhere in the Hewitt's Secondary Plan, including on lands to the southwest.

f) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Detailed engineering design drawings will be prepared prior to final approval.

g) the dimensions and shapes of the proposed lots;

The redlined subdivision plan proposes alterations to lotting for the reasons noted in Section 3 of this report. In my opinion, the proposed changes remain generally consistent with the original lotting fabric approved for this subdivision.

h) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The lands are zoned for their use and development standards of the applicable zones will be respected.

i) conservation of natural resources and flood control;

Development is not proposed within the limits of the natural heritage system.

j) the adequacy of utilities and municipal services;

A detailed engineering design package will be submitted and accepted by City Engineering and LSRCA staff prior to Final Approval being granted.

k) the adequacy of school sites;

Several new schools will be developed in proximity to these lands, including two elementary schools to the east, and a high school and elementary school to the southwest. The locations and configurations of those school sites have been reviewed and approved by the respective School Boards.

l) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The natural heritage (Environmental Protection) block, stormwater management block, and open space block are all proposed to be conveyed to the City of Barrie for public purposes. No changes to the previously approved locations or configurations are proposed.

- m) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed development is a compact form that efficiently uses infrastructure in accordance with the requirements of the Growth Plan. Building construction will adhere to the energy conservation requirements of the Ontario Building Code.

- n) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.*

Development of the mixed use blocks will be subject to site plan control.

4.2 Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The original subdivision and Zoning By-law Amendment applications consistency with the PPS was reviewed by staff in their report PLN003-18 that was approved by General Committee in February 2018. Paragraph 31 of that report noted as follows:

More specifically, the proposal is consistent with the policies for Healthy, Liveable and Safe Communities as the development promotes efficient land use patterns, accommodates an appropriate range and mix of residential uses, does not cause environmental or public health or safety concerns, and ensures that the necessary infrastructure and public service facilities will be available to meet community needs. The proposed development is also consistent with Housing policies as the housing proposed will be serviced by the appropriate level of infrastructure at an overall density that efficiently uses land.

As noted in Section 3 of this Report, the proposed revisions to the Plan of Subdivision relate to lot type adjustments, primarily relating to the increase of in the number of street townhouses which are a more compact housing type. These changes continue to provide for an efficient use of land, and a range of uses and mixture of housing types. The lotting adjustments, which result in 18 additional lots/units, can be serviced by appropriate levels of infrastructure.

In my opinion, the proposed revised subdivision is consistent with the Provincial Policy Statement.

4.3 The Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The original subdivision and Zoning By-law Amendment applications conformity with the Growth Plan was reviewed by staff in their report PLN003-18 that was approved by General Committee in February 2018. Paragraphs 33 and 34 of that report noted as follows:

More specifically, the proposed development is consistent with the Managing Growth policies as the development will be near higher order transit service, in an area with planned public service facilities, and is directed away from hazardous lands. The proposal features convenient access to local stores, services, and public service facilities, includes high quality compact built form and an attractive and vibrant public realm.

In staffs' opinion, the proposed development is consistent with the Provincial Policy Statement and The Growth Plan as the application will result in the creation of more compact urban development with a range of residential unit types, provide opportunities for access to everyday convenience uses, and offers a transit-supportive neighbourhood density.

In accordance with the Growth Plan's Greenfield Density target of 56 people and jobs per hectare, as transitioned by Growth Plan Policy 2.2.7.5, the proposed revised plan of subdivision would achieve a density of 56 people & jobs per hectare (2,359 people & jobs/ 41.49 ha.) based on the following:

- 828 units generating a total of 2,235 people living on these lands (assuming 2.7 persons per unit).
- I estimate that approximately 123 jobs would be generated from home based businesses.

As noted in Section 3 of this Brief, the proposed revisions to the Plan of Subdivision relate solely to lot type adjustments. There is no change proposed to the stormwater management block, the natural heritage system or its buffer, or the general road network. These changes continue to provide for an efficient use of land, and a range of residential lot types. The lotting adjustments, which result in 10 additional units, can be serviced by appropriate levels of infrastructure.

In my opinion, the proposed revised subdivision conforms to the Growth Plan.

4.4 The Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed.

In fulfillment of the watershed policies of the LSPP the Hewitt's Landowners Group retained a number of consultants to prepare a detailed Subwatershed Impact Study (SIS) that was reviewed and accepted by the Lake Simcoe Conservation Authority and the City of Barrie. The first submission of the detailed engineering design of the subdivision will be prepared in conformity with the SIS and a design charrette held with the City of Barrie and the Lake Simcoe Region Conservation Authority (LSRCA) in the spring of 2017. The detailed design will include stormwater management, Low Impact Development facilities, phosphorus loading and water balance.

In my opinion, the proposed revised subdivision conforms to the LSPP.

4.5 City of Barrie Official Plan

The original subdivision and Zoning By-law Amendment applications conformity with the City's Official Plan, including the Hewitt's Secondary Plan was reviewed in detail in the February 2017 Planning Justification Report, and the July 2017 revised Planning Justification Report that accompanied the applications, as well as in Staff Report PLN003-18 that was approved by General Committee in February 2018. In my opinion, because the application proposes only minor technical changes to the draft plan, the application continues to conform to the City of Barrie Official Plan for those reasons previously noted.

Specific to the proposed redlined subdivision, the following subsections provide some additional policy analysis.

4.5.1 Conformity Plan

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan was approved by the former Ontario Municipal Board and the City of Barrie prior to the submission of the original subdivision and rezoning applications. The purpose of the Conformity Plan was for the City to determine whether the plan of subdivision was generally consistent with the Master Plan contained in Appendix 9B of the Secondary Plan. Where a plan has been deemed to be 'generally consistent with the Master Plan', development may proceed without the preparation of an area design plan.

In my opinion, the proposed redline revisions continue to maintain conformity with the Master Plan because changes are generally limited to lotting changes.

4.5.2 Density Targets

Policies 9.5.7.3 and 9.4.8.2 provide minimum and maximum densities for low, medium and high density development as follows:

- Low Density: Minimum of 20, and maximum of 40 units per net hectare.
- Medium Density: Minimum of 30 and maximum of 70 units per net hectare.

Net hectare is defined in Section 9.8.7.9 of the Hewitt's Secondary Plan to "be calculated based on the area of the lot excluding all other areas with the exception of one half of the local road on which the lot fronts". Net Developable area is separately defined in Section 9.8.7.4 of the Plan as being all lands available for development including residential, employment uses, open space and infrastructure, but excluding the natural heritage system, infrastructure rights-of-way and existing uses.

By comparison, the parent Official Plan (Policy 4.2.2.2 a) contains separate definitions for low density and medium/high density in the calculation of net residential hectare. Low density net residential hectare means the area of land utilized for the residential dwelling units including the lot area and the local residential streets but excluding Open Space and Environmental Protection Lands. Medium/high density net residential hectare means the area of land utilized for residential dwelling units including the lot area but excluding local residential streets, Open Space and Environmental Protection Areas.

Relying on the definition of "Net Hectare" in Section 9.8.7.9 of the Secondary Plan, the subdivision proposes densities in accordance with the Official Plan as outlined below:

- i) Low Density: The subdivision proposes approximately 20.9 low density units per net hectare (513 units / 24.57 hectares). The unit count represents the 507 defined low density lots plus 6 part lots equivalents. The 24.57 hectares represents the area of low density lot area (21.12 hectares) plus one half of the area of the local roads upon which the low density lots front (3.45 hectares).

- ii) Medium Density: The subdivision proposes approximately 44 medium density units per net hectare (315 units / 7.24 hectares). The unit count represents 313 defined medium density units plus 2 part lot equivalents. The 8.94 hectares represents the area of street townhouses and the eastern mixed use block totalling 6.33 hectares, plus one half of the area of the local roads upon which the medium density lots/blocks front (0.91 hectares).

5.0 CONCLUSION

This report reviewed the land use planning merits of the application for Revision to Draft Approved Plan of Subdivision for the lands legally described as Part of Lot 19, Concession 12 in the City of Barrie.

In my professional planning opinion, the applications represent good planning and will contribute in a positive way to the future growth and quality of life in the City of Barrie.

Sincerely,

THE JONES CONSULTING GROUP LTD.



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