



**Auburn**  
Developments

April 29<sup>th</sup>, 2013.

City of Barrie,  
70 Collier St.,  
Barrie ON L4M 4T5

Attention : Celeste Terry, Senior Development Planner

File No.: D14-ZON

Dear Ms. Terry:

Re: OPA, ZBA & Plan of Subdivision Applications – Meadows of Bear creek – Ph 2 & 3

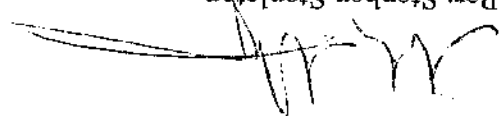
Further to your correspondence dated March 28<sup>th</sup>, 2013, please be advised of the following additional materials and information submitted as requested in order to deem our applications complete:

1. Six (6) copies of a Planning Justification Report, dated April 2013 as prepared by GSP Group;
2. Information regarding the Summerset Drive alignment, engineering and responsibilities; and other information relating to this matter contained within this report (Section 5.0);
3. A copy of your e-mail dated April 15<sup>th</sup>, 2013 confirming that "staff at NVCA have identified that the technical requirements for the EIS appear to be sufficient to start our detailed review of the project..."

Should you require anything further, please contact me directly.

Yours truly,

Auburn Developments Inc.,  
acting as agent for,  
3590 Peter Limited,  
Kierland Developments Inc.,

  
Peter Stephen Stapleton,  
Vice President

Encl.

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**FIGURE 1**  
**LOCATION PLAN**  
Meadows of Bear Creek Subdivision  
Phases 2 & 3  
Barrie, ON  
Source: Google Earth







**INCOMPLETE APPLICATIONS WILL BE RETURNED TO APPLICANT**

**NOTE: THIS FORM IS TO BE COMPLETED IN DUPLICATE. THIS FORM HAS SEVENTEEN (17) PAGES.**

Personal information contained on this form is collected under the authority of the Planning Act, c.P.13, as amended and the Corporation of the City of Barrie's Resolution 93-P-75 and will be used in processing this application. Information regarding the estimated/anticipated selling/rental price will be treated as confidential. Questions regarding this collection should be directed to: Manager of Planning, City of Barrie, 70 Collier Street, P.O. Box 400, Barrie, Ontario, L4M 4T5, (705)726-4242.

OFFICE USE ONLY
Applicant: Meadows of Bear Creek Phases 2 & 3
File No.: D14-1556 (D14-404)
Reviewed By: Celeste Terry (Planning Services Department)
Date: May 1, 2013
Circulated to: Stephen Naylor Ryan Windle Merwan Kalyaniwalla Councillor Prowse
Assessment Roll No.: n/s of Ardagh Road; w of Ferndale Drive
Date Received by City Clerk's Office: March 13, 2013

To: City Clerk's Office  
City of Barrie  
70 Collier Street  
P.O. Box 400  
Barrie, Ontario  
L4M 4T5



NOTE: PURSUANT TO COUNCIL POLICY ADOPTED BY MOTION 09-G-286 ON JUNE 22, 2009, ANY SUBSEQUENT REQUESTS FOR EXTENSION OF DRAFT PLAN APPROVAL MUST BE SUBMITTED A MINIMUM OF 120 DAYS PRIOR TO THE DRAFT PLAN APPROVAL LAPSING DATE.

THE DEEMING OF A COMPLETE APPLICATION DOES NOT CONSTITUTE SUPPORT OF THE APPLICATION BY THE PLANNING SERVICES DEPARTMENT.

NOTE: THIS FORM IS TO BE COMPLETED IN QUADRUPPLICATE. THIS FORM HAS FOURTEEN (14) PAGES. INCOMPLETE APPLICATIONS WILL BE RETURNED TO APPLICANT.

Personal information contained on this form is collected under the authority of the Planning Act, c.P.13, as amended and the Corporation of the City of Barrie's Resolution 93-P-248 and will be used in processing this application. Information regarding the estimated/anticipated selling/rental price will be treated as confidential. Questions regarding this collection should be directed to: Manager of Planning, City of Barrie, 70 Collier Street, P.O. Box 400, Barrie, Ontario, L4M 4T5, (705) 726-4242.

SIGNATURE OF APPLICANT

*[Handwritten Signature]*

DATED this 28<sup>th</sup> day of February, 2013

PLAN OF SUBDIVISION, and enclose the required fee of \$15,080.00.

Pursuant to Section 51 of the Planning Act R.S.O. 1990, I/We hereby submit an application for:

<p>OFFICE USE ONLY</p> <p>Stephen Naylor Ryan Windle Merwan Kalyaniwala Councillor Proxse</p> <p>File No: D12-404 (D14-1556)</p> <p>Assessment Roll No: n/s of Ardagh Road; w of Ferndale Drive</p> <p>Project Name: Meadows of Bear Creek Phases 2 &amp; 3</p> <p>Reviewed by: Celeste Terry (Planning Services Department)</p> <p>Fees: For processing an application for plans of subdivision is set for \$15,080.00 per application</p>	<p>Date Received by Clerk's Office: March 13, 2013</p> <p>Date: May 1, 2013</p>
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To: City Clerk's Office  
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L4M 4T5



9. Present Use of the Land(s) to be Subdivided Vacant

10. Please indicate how the following matters have been addressed and list the studies included and required to support the application (i.e. traffic, functional servicing, stormwater management, tree inventory and preservation). Supply five (5) copies of said reports/studies as *Appendix A*.

11. Proposed Land Use:

Indicate the intended uses of land in the proposal. Please use the following definitions for residential buildings:

Single Detached Residential - a single detached dwelling unit  
 Duplex or Semi-Detached - a residential building containing 2 dwelling units  
 Row/Town - a residential building containing 3 or more units with individual access to the street  
 Apartment - a building containing 3 or more dwelling units each with access to the street via a common corridor

Intended Use	Residential Units	Number of Lots and/or Blocks	Hectares	Density Proposed (Specify) Units per Hectare	Total # of Parking Spaces
Single Detached Residential	230		11.888	19.35 u/ha	
Duplex or Semi-Detached Residential					
Street Townhouses					
Cluster/Block Townhouses		1	4.56		
Apartments					
Neighbourhood Commercial					
Commercial, Other					
Industrial					
Park or Open Space			3.881		
Environmental Protection					
Institutional (Specify)					
Roads			5.208	+ 0.303	
Other			1.276		
TOTAL			27.562		