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SENT VIA EMAIL

P – 2442

December 22, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario
M7A 2J3

Attention: Minister Clark

**Re: City of Barrie Official Plan Comments
ERO Posting
Salem Landowners Group Inc.
City of Barrie**

Dear Minister Clark,

KLM Planning Partners Inc. acts on behalf of the Salem Landowners Group Inc. and as noted in our previous submission, have been involved in the City of Barrie Official Plan process from the outset.

The participating owners Salem Landowners Group is comprised of the following PIN's:

CRISDAWN CONSTRUCTION INC.

Part of the South Half of Lot 2, Concession 11, being Part 1 on Plan 51R35414; Innisfil, currently assigned P.I.N. 58729-1193 (LT).

Part of the North Half of Lot 1, Concession 10, being Parts 1, 2 & 3 on Plan 51R35523; subject to an Easement over Part 2 on Plan 51R35523, as in RO93573, as amended by PL 3708 (RO131532); Innisfil, currently assigned P.I.N. 58100-0057 (LT).

Part of the North Half of Lot 17, Concession 11, being Part 1 on Plan 51R39088; Barrie, currently assigned P.I.N. 58092-0084 (LT).

Part of Lot 19, Concession 11, and Part South East Quarter of Lot 18, Concession 11, being Parts 1, 2, 3 & 4 on Plan 51R39092; subject to an easement over Part South East Quarter of Lot 18, Concession 11, being Part 2 on Plan 51R39092 as in IN31296; together with an Easement over Part of Lot 19, Concession 11, being Parts 5, 6 & 7 on Plan 51R39092 in favour of Part 4 on Plan 51R39092 as in SC1075033; Barrie, currently assigned P.I.N. 58092-0085 (LT).

Part of the South West Quarter of Lot 18, Concession 11, being Part 1 on Plan 51R34222; INNISFIL, currently assigned P.I.N. 58092-0070 (LT).

WORMWOOD DEVELOPMENTS INC.

Part of Lots 2 & 3, Part of the North Half of Lot 4 & Part South Half of Lot 4, Concession 10, being Part 1 on Plan 51R35241, subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58100-0056 (LT).

Part of Lot 6, Concession 10, being Parts 1, 2 & 3 on Plan 51R34200, subject to an Easement over Parts 2 & 3 on Plan 51R34200 as in IN31741 (assigned by RO1322240), subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58097-0037 (LT).

Part West Half of Lot 2, Concession 9, being Part 1 on Plan 51R34411, subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58099-0053 (LT).

Parcel 8-2, Section 51-INN-9; Part of Lot 8, Concession 9, being Parts 1, 2 & 3 on Plan 51R4681; subject to IN26465A; Innisfil, currently assigned P.I.N. 58098-0008 (LT).

WATERSAND CONSTRUCTION LTD.

Part of Lot 2 Concession 10, being Part 1 on Plan 51R34366, subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58100-0052 (LT).

Part of Lot 6, Concession 10, being Part 1 on Plan 51R36060, subject to an Easement as in SC554620; Innisfil, currently assigned P.I.N. 58097-0039 (LT).

Part of Lot 1, Concession 9, being Parts 1, 2, 3 & 4 on Plan 51R34418, subject to an Easement over Part 2 on Plan 51R34418 as in R0427065, subject to an Easement over Part 3 on Plan 51R34418 as in R086153 as amended by PL R0131533, subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58099-0054 (LT).

Parcel 3-1 Section 51-INN-9; North Half and South East Quarter of Lot 3, Concession 9, South West Quarter of Lot 3, Concession 9, South Half of Lot 4, Concession 9, North Half of Lot 4, Concession 9, Lot 5, Concession 9, being Part 1 on Plan 51R24826, subject to an Easement in favour of Rogers Cable as in SC554620; Innisfil, currently assigned P.I.N. 58099-0017 (LT).

PERTSHIRE INVESTMENT INC.

Part East Half of Lot 2, Concession 9, being Part 1 on Plan 51R34484; Innisfil, currently assigned P.I.N. 58099-0056 (LT).

RUBY RED MAPLE GROUP LTD.

Part of Lot 3, Concession 10, being Part 1 on Plan 51R39309; Innisfil, currently assigned P.I.N. 58100-0060 (LT).

COUNTRY WIDE HOMES AT BERCZY INC.

Part of South Half of Lot 1 Concession 11, being Parts 1, 2 & 3 On Plan 51R35542, subject to an Easement over Part 2 on Plan 51R35542 as in RO85461 as amended by RO131532; Innisfil, currently assigned P.I.N. 58729-1194 (LT).

MATTAMY (SALEM) LIMITED

PIN 58100-0061 (LT) Part of Lot 5, Concession 10 Innisfil, being Part 1, Plan 51 R-42471, Town of Innisfil

PIN 58100-0065(L T) Part of the south half of Lot 4, Concession 10, Innisfil, being Part 9 on Plan 51 R-42471

PIN 58100-0067(L T) Part of Lot 5, Concession 10, Innisfil, being Parts 5 and 6 on Plan 51 R-42471, City of Barrie

PIN 58100-0062(L T) Part of Lot 5, Concession 10, Innisfil, being Part 2 on Plan 51 R-42471

H & H CAPITAL GROUP LTD.

PIN: 58100-0068 (LT) PART LOT 5 CONCESSION 10 INNISFIL, PART 7 PLAN 51R-42471; CITY OF BARRIE

PIN: 58100-0064 (LT) PART SOUTH 1/2 LOT 4 CONCESSION 10 INNISFIL, PART 8 PLAN 51R-42471; TOWN OF INNISFIL

PIN: 58100-0063 (LT) PART LOT 5 CONCESSION 10 INNISFIL, PART 3 PLAN 51R-42471

PIN: 58100-0069 (LT) PART LOT 5 CONCESSION 10 INNISFIL, PART 4 PLAN 51R-42471

PIN: 58100-0066 (LT) PART SOUTH 1/2 LOT 4 CONCESSION 10 INNISFIL, PART 10 PLAN 51R-42471

HONEYWOOD LAND CORPORATION

Part of South Half of Lot 3, Concession 11; Innisfil, being Part 1 on Plan 51R-37456; Barrie, currently assigned P.I.N. 58729-1247 (LT).

2431805 ONTARIO INC. and 2528286 ONTARIO INC.

PT LT 5 CON 10 INNISFIL AS IN RO318284; INNISFIL 58100-0042 (LT)

CENTREVILLE VETMACK GP INC.

PT LT 5 CON 10 INNISFIL AS IN RO756252; INNISFIL PIN 58100-0045 (LT)

LSR SALEM INC.

PART OF SOUTH HALF OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF INNISFIL, TOWN OF INNISFIL PIN 58729-0941.

BROWN BEAR DEV LTD.

PIN 58729-0942 (LT) PT S ½ LT 2 CON 11 INNISFIL AS IN RO175686; INNISFIL

As noted in the previous submissions, there are several concerns the landowners group still has with the proposed Official Plan. Considering these concerns, the landowners believe it would be beneficial to approve the Official Plan in part, which would allow the Salem Secondary Plan to remain intact.

The rationale behind the request to leave the Salem Secondary Plan in place is a significant amount of time, effort and expense went into the creation of the Salem Secondary Plan, including the preparation of several master plans, including, but not limited to transportation and servicing. Within the Salem Secondary Plan area, development is just starting in earnest as a result of landowners trying to work with the City to develop an efficient and effective servicing strategy to develop within the Salem area. This took a significant amount of time to discuss and ultimately resulted in the installation of an interim pumping station due to the City's reluctance to invest in DC infrastructure, solely at the expense of the landowners, in order to allow development to proceed.

As a result, the Secondary Plan vision is now just being realized. The new Official Plan would remove this vision and would materially impact how the future neighbourhoods within the Secondary Plan would be developed. Approval of the new Official Plan in the Salem Secondary plan will trigger a series of Official Plan amendments going forward, it could potentially cancel previously constructed/tendered works and abandon approved Master Infrastructure Plans, that will ultimately delay houses coming to the market, decrease affordability and add millions of dollars in costs to the Salem Secondary Plan area.

The landowners recognize the existing Salem Secondary Plan only extends to the 2031 planning horizon. As such, it is the landowners recommendation that the master plan, which formed an appendix (Appendix 8A) to the Secondary Plan (attached), and which identifies land uses both pre and post 2031, become the new land use schedule. In the landowners view, this will allow development to continue as originally contemplated by the Secondary Plan.

In conclusion, the landowners request the Salem Secondary Plan remain in place and the Province only approve the City of Barrie Official Plan in part and permit the Salem Secondary Plan to continue to the 2051 planning horizon. This will support the Province in achieving their housing goals in an affordable and timely fashion.

Should you require anything further, do not hesitate to contact the undersigned.

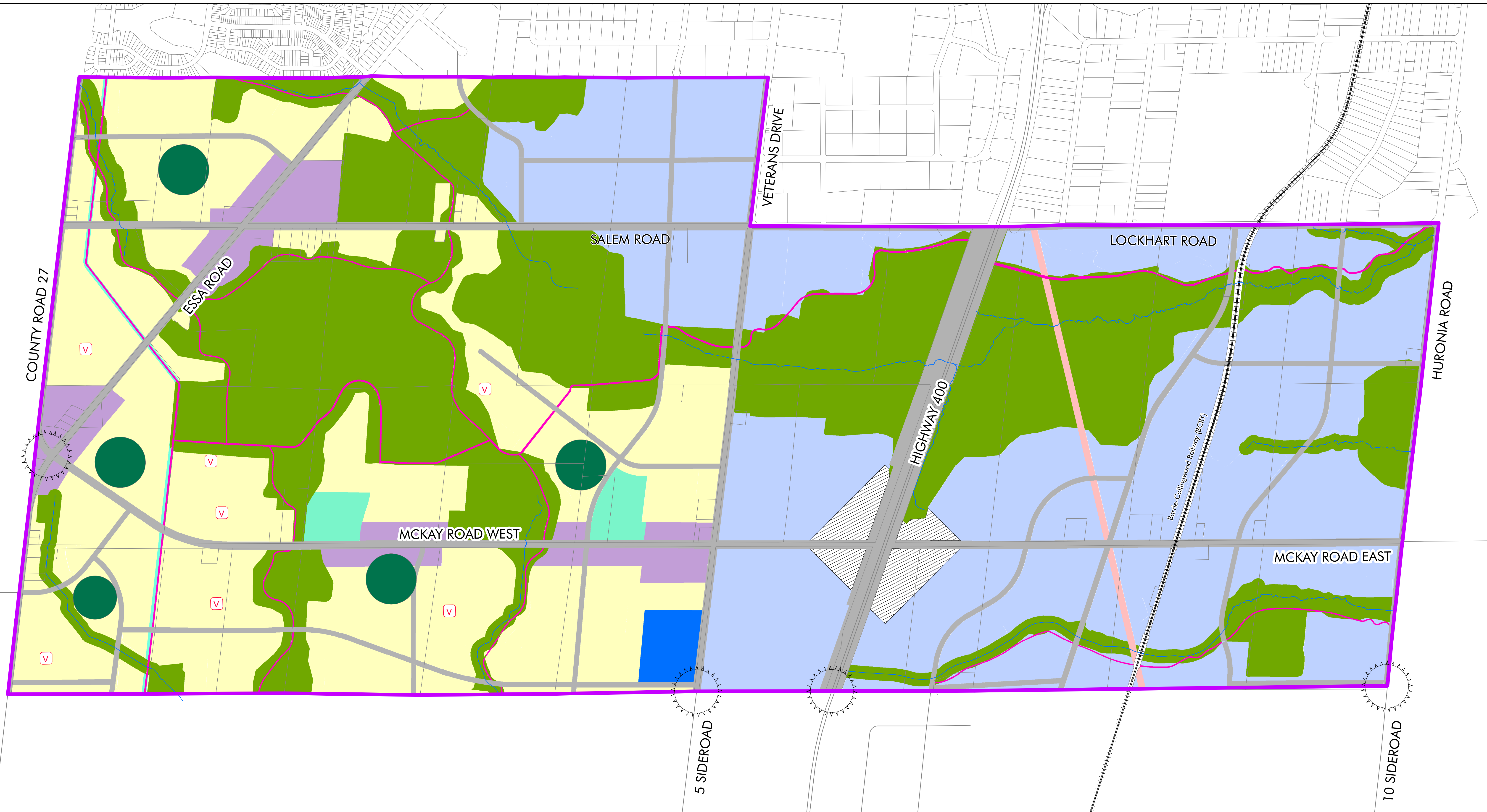
Yours truly,

KLM PLANNING PARTNERS INC.

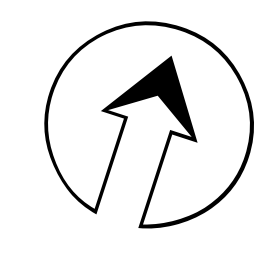
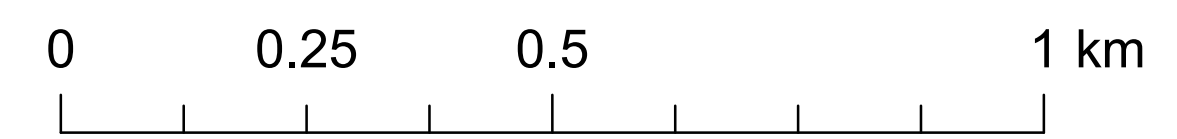
A handwritten signature in blue ink, appearing to be 'KM', is written over the company name.

Keith MacKinnon BA, MCIP, RPP
Partner

cc. Salem Landowners Group Inc.



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| | Secondary Plan Boundary | | Existing and Proposed Roads/
Hwy 400 Corridor | | Natural Heritage System | | Secondary School |
| | Existing Parcel Fabric | | Future Interchange | | Residential Area | | Recreation Centre/Community Park/School |
| | Railway | | Pathway System | | Mixed Use Nodes and Corridors | | Community Park |
| | Stream | | TransCanada Pipeline Easement | | Industrial/Business Park | | School/Neighbourhood Park Area |
| | Gateways | | Hydro Corridor | | Village Square | | |



Appendix 8A
Ultimate Land Use &
Transportation Concept Plan

City of Barrie
Salem Secondary Plan
 December 2013