



June 6, 2018

City of Barrie
Planning and Building Services Department
70 Collier Street, P.O. Box 400
Barrie, ON
L4M 4T5

Attn: Bailey Chabot

Re: 967 and 973 Big Bay Point Road, Draft Plan of Subdivision

Dear Bailey,

We have reviewed the circulation regarding the above noted application. The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easement that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is services with communication/telecommunication infrastructure. In face, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications system (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative



communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, reading "Meaghan Palynchuk".

Meaghan Palynchuk

Urban Planner, Municipal Relations
Access Network Provisioning, Ontario
Phone 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca



Sent via e-mail: bailey.chabot@barrie.ca

May 31, 2018

File: D14-1648 / D12-438

IMS: SD-243224

Bailey Chabot
Planning Services
City of Barrie
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Dear Ms. Chabot:

**RE: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
Miele Development Inc.
967 & 973 Big Bay Point Road, City of Barrie**

Thank you for circulating the captioned applications to the LSRCA for review and comment. It is understood the Applicant is seeking a Zoning By-law Amendment and approval of a Draft Plan of Subdivision to facilitate the development of 43 single detached residential units. The proposed development is considered "Major Development" as defined by the Lake Simcoe Protection Plan (LSPP) and the Lake Simcoe Phosphorus Offsetting Policy (LSPOP) and therefore the Applicant will be required to satisfy the applicable stormwater management and hydrogeological policies of the LSPP and LSPOP.

The applications have been reviewed in the context of:

- The Provincial Policy Statement
- The Growth Plan for the Greater Golden Horseshoe
- The Lake Simcoe Protection Plan
- Ontario Regulation 179/06 under the Conservation Authorities Act
- Natural Heritage Policies of the City of Barrie Official Plan

The subject lands are designated *Residential* by the City of Barrie Official Plan. The Hewitt's Secondary Plan (OPA No. 39) designates the subject lands *Residential Area* (Schedule 9C).

A review of current environmental mapping provides that the lands are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*; therefore a permit from the LSRCA will not be required. It is identified that the majority of the site is within a Significant Groundwater Recharge Area (SGRA). Additionally, the site contains a woodland area that is part of a larger woodland

feature. These outlier features were not included as part of the Natural Heritage System in the Secondary Plan, however as outlined in the Hewitt's Secondary Plan Subwatershed Impact Study Lover's, Hewitt's and Sandy Cove Creeks (R.J. Burnside and Associates Ltd.), any removal of these features will be subject to offsetting or compensation. For reference, please see the LSRCA Ecological Offsetting Plan:

ZONING BY-LAW AMENDMENT

Based on our review of the submitted application, we are satisfied from a watershed management perspective that the proposed zoning is appropriate for the proposed development. On this basis, we have no further comments with respect to the application for Zoning By-law Amendment.

APPLICATION FOR PLAN OF SUBDIVISION

The LSRCA has completed the technical review of the 1st submission in support of the subject application. Review comments are provided in the appended matrix. It is anticipated that these comments will be addressed through the first detailed design submission. For ease of future review, the Applicant is requested to provide a response to the comments in the provided matrix.

Also attached, please find a copy of LSRCA's recommended conditions of Draft Plan Approval for this application.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned or one of the following review team members:

Ken Cheney, Conservation Engineer (k.cheney@LSRCA.on.ca)

Chris Hart, Natural Heritage Assistant (c.hart@LSRCA.on.ca)

Caroline Hawson, Hydrogeologist (c.hawson@LSRCA.on.ca)

Sincerely,



Melinda Bessey, MSc, MCIP,
Development Planner

c. Dan Amadio (MHBC)



LSRCA CONDITIONS OF DRAFT PLAN APPROVAL

Miele Development Inc.
May 31, 2018
City File: D12-438

C-1	That this approval is applicable to the Draft Plan of Subdivision prepared by MHBC Planning Urban Design & Landscape Architecture (March 2, 2018) and may be subject to redline revisions based on the detailed technical plans and studies.
C-2	<p>That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the City of Barrie:</p> <ul style="list-style-type: none"> a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions (September, 2016) and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan, and the Hewitt's Secondary Plan Subwatershed Impact Study Lover's, Hewitt's and Sandy Cove Creeks (R.J. Burnside and Associates Ltd.); b) A detailed erosion and sediment control plan; c) A detailed grading and drainage plan; d) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014) through the design charrette process; e) A detailed landscape plan
C-3	That prior to final plan approval and any major site alteration, a detailed Hydrogeological Report shall be prepared to the satisfaction of the LSRCA and City demonstrating that the anticipated changes in water balance from pre-development to post-development will be minimized in accordance with Designated Policies 4.8 and 6.40 of the Lake Simcoe Protection Plan.
C-4	That prior to final plan approval and any major site alteration, a detailed phosphorus budget shall be prepared to the satisfaction of the LSRCA demonstrating that the anticipated changes in phosphorus loadings from pre-development to post-development will be minimized in accordance with Designated Policy 4.8(e) of the Lake Simcoe Protection Plan.
C-5	<p>That prior to final plan approval and any major site alteration, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:</p> <ul style="list-style-type: none"> a) Phosphorus budget b) Compensatory measures if required

C-6	That prior to final plan approval and any major site alteration, a final Functional Servicing Report and Preliminary Stormwater Management Report shall be provided to the LSRCA addressing engineering comments provided by the LSRCA (May 31, 2018).
C-7	That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
C-8	That prior to final plan approval, an ecological offsetting strategy in accordance with the LSRCA Ecological Offsetting Plan shall be prepared to the satisfaction of the LSRCA.
C-9	That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
C-10	That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the City of Barrie.
C-11	That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the <i>Conservation Authorities Act</i> .
C-12	That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
C-13	That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
C-14	That prior to final plan approval, the owner shall implement an ecological offsetting strategy as outlined in correspondence provided by Orion Environmental Solutions (November 8, 2017) to the satisfaction of the LSRCA.
C-15	That the Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and LSRCA from all costs, losses, damages, judgments, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this Agreement general liability insurance with respect to the storm water management works and system.

Notes to Draft Approval

The LSRCA will require the following prior to the issuance of a clearance letter:

1. *A copy of the executed subdivision agreement.*

2. *A copy of the draft M-Plan.*
3. *A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the conservation authority.*



LSRCA 1ST SUBMISSION REVIEW COMMENTS
967 & 973 BIG BAY POINT ROAD, CITY OF BARRIE
May 31, 2018
(SD-243224)

#	Drawing	Section	Page	LSRCA Comment (May 31, 2018)	Applicant Response (DATE)
				both the pre-development and post-development scenario.	
5				Any infiltration deficit should be mitigated through a roof top disconnect such that clean water only is introduced to the groundwater. Please identify the portion of roof runoff required to mitigate the infiltration deficit and indicate the location and type of LIDs to be used.	
6				Please identify LID facilities to be used and provide drawings and sections including the seasonal high ground water level.	
7				Please show all calculations and materials used for all LID facilities proposed to ensure they are correctly sized for the volume(s) required.	
ENGINEERING REVIEW					
Documents Reviewed: 967 and 973 Big Bay Point Road Proposed Residential Subdivision Hewitt's Creek Secondary Planning Area Functional Servicing Report prepared by AECOM, dated January, 2018.					
8	General			This FSR requires additional information to demonstrate how the LSRCA Technical Guidelines for SWM submissions will be addressed by the proposed development. Please provide supporting calculations and/or references from external reports to support the claims made in the text of the	



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				FSR.	
9		5.1	7	The text refers to the 2013 LSRCA Technical Guidelines. Please update the text to refer to the 2016 LSRCA Technical Guidelines as the 2016 guidelines will be applied.	
10		5.1	7	The text of the report indicates the proposed development will now drain to SWMF#16 due to grading changes and not to Versailles Crescent as previously indicated. Please provide a preliminary grading plan to demonstrate the feasibility of this approach.	
11	Figure 5			Figure 5 shows SWMF#16 draining towards Versailles Crescent between existing homes. As noted in previous SIS comments, alternative drainage routes for the SWMF#16 outflow should be explored to prevent post development drainage from being directed between existing residences.	
12		5.5	8	The report notes SWMF#16 includes an infiltration basin. The drawings provided do not reflect this. Please provide updated drawings.	
13		5.7	8	Please provide supporting calculations for the phosphorus budget. Please refer to Section 2.3.2 of the LSRCA Technical Guidelines.	
14	General			No mention has been made of volume control.	



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967 & 973 BIG BAY POINT ROAD, CITY OF BARRIE
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#	Drawing	Section	Page	LSRCA Comment (May 31, 2018)	Applicant Response (DATE)
				Please demonstrate how the proposed development will satisfy LSRCA Technical Guidelines for SWM Submissions. Please refer to Section 2.2.2 of the LSRCA Technical Guidelines.	
15	General			No mention has been made of a treatment train approach. Please demonstrate how the proposed development will satisfy LSRCA Technical Guidelines for SWM Submissions. Please refer to Section 2.1 of the LSRCA Technical Guidelines.	
16	General			This report need to be a standalone report. Please provide all relevant excerpts from applicable reports within the appendices.	
17	General			Please provide all supporting calculations and include digital version of the calculations and report on a CD or USB key with the next submission.	
18	General			LSRCA requires additional information to complete its review. Once the information has been provided, additional comments will be forthcoming.	
19	General			Resubmission: Please include a summary of any additional changes to the design (i.e. in addition to those not identified in the detailed response to comments, and includes changes to reports, drawings, details, facility design,	



LSRCA 1ST SUBMISSION REVIEW COMMENTS
967 & 973 BIG BAY POINT ROAD, CITY OF BARRIE
May 31, 2018
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#	Drawing	Section	Page	LSRCA Comment (May 31, 2018)	Applicant Response (DATE)
				etc.). All drawings are to be folded (8.5 x 11). Reports and engineering drawings/details are to be signed and sealed by a Professional Engineer.	
NATURAL HERITAGE REVIEW					
Species At Risk Assessment – Azimuth Environmental Consulting Inc. (Lisa Moran, Alexa Pompilio) – February 23, 2018 Note: The Arborist Report was not circulated to LSRCA for review. This report will be reviewed by City Staff.					
20				The final Development Plan and Final Landscape Plan should incorporate as much of the existing trees as possible and augmenting these with other native trees and shrubs. A detailed Landscape Plan will be required as a condition of approval	



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967 & 973 BIG BAY POINT ROAD, CITY OF BARRIE
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#	Drawing	Section	Page	LSRCA Comment (May 31, 2018)	Applicant Response (DATE)
4				<p>The proposed development is within an SGRA and as such the infiltration is anticipated to be >189mm/yr. Please reassess the water balance and explain the MOECC infiltration factors utilized in this report. Please update the water balance assessment as necessary.</p> <ul style="list-style-type: none">○ The infiltration factors used in the pre-development scenario include a soil infiltration factor of 0.2, in the post-development scenario this has increased to 0.4. Please explain how heavily compacted lands including engineered fill have a greater infiltration factor than undisturbed soils. Infiltration credit is not given for engineered fill. Please reassess the water balance in the post-development scenario and update as necessary.○ Gravel areas are typically treated as impervious with zero infiltration please reassess the water balance assessment and update accordingly○ The elevation change for the property is less than 3 m across the development property and could be described as rolling terrain. Please reassess the MOECC factor applied for topography in	



LSRCA 1ST SUBMISSION REVIEW COMMENTS
967 & 973 BIG BAY POINT ROAD, CITY OF BARRIE

May 31, 2018
(SD-243224)

#	Drawing	Section	Page	LSRCA Comment (May 31, 2018)	Applicant Response (DATE)
HYDROGEOLOGY REVIEW					
Documents Reviewed: <ul style="list-style-type: none">Hydrogeological Investigation; Watermark Environmental; December 2017Report on Geotechnical Investigation; Toronto Inspection Geo-Environmental Consultants; December 14, 2017					
1				Monitoring wells have been installed, and groundwater levels have been acquired in December 2017. Monitoring is required to continue on a monthly basis and data is to include the time period over which the seasonal high groundwater level occurs. This will better establish whether or not dewatering will be required.	
2				<i>In-Situ</i> percolation testing, to establish local infiltration rates, is to be carried out in the vicinity of any proposed LID facilities to ensure the LIDs are correctly designed and will be able to function as intended.	
3				Please provide maps and cross sections of the proposed development showing topography together with groundwater flow directions. The cross sections should show the geological interpretation of the development site and indicate the seasonal high groundwater levels, from the on-site monitoring wells and any other well information that is available.	



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

April 5, 2018

Bailey Chabot
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Bailey,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
Miele Developments Inc.
967 and 973 Big Bay Point Road
City of Barrie
File No.: D14-1648 & D12-438

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Tina Gonneau

From: Paul.Shllaku@HydroOne.com
Sent: Wednesday, May 23, 2018 3:33 PM
To: Tina Gonneau
Subject: FW: City of Barrie - 967 and 973 Big Bay Point Road - D14-1648

From: SHLLAKU Paul
Sent: Tuesday, April 03, 2018 3:04 PM
To: Tina.Gonneau@barrie.ca
Subject: City of Barrie - 967 and 973 Big Bay Point Road - D14-1648

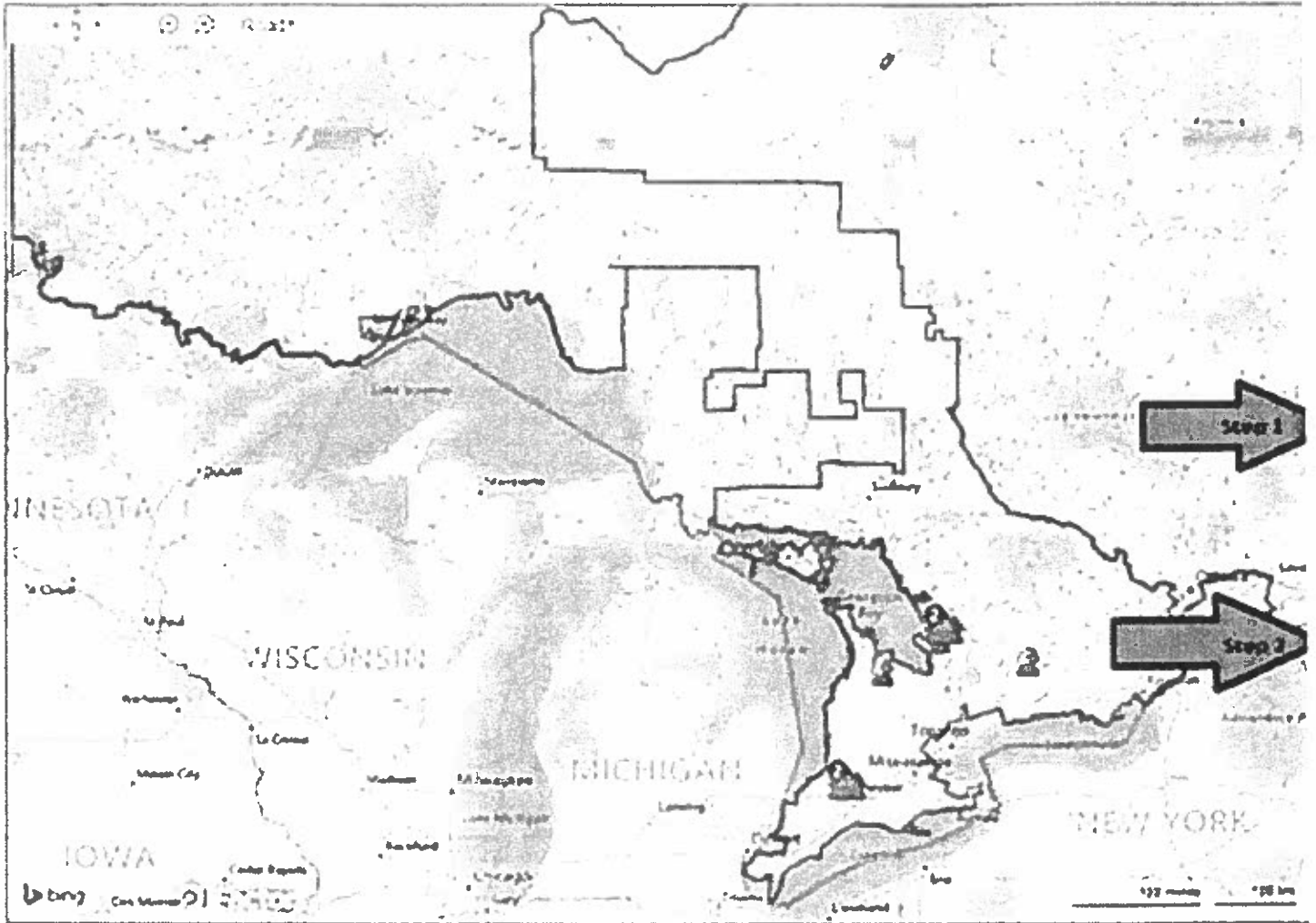
Hello,

We are in receipt of your Plan of Subdivision application, D14-1648 dated March 29,2018 . We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango
Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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