



PLANNING AND BUILDING SERVICES DEPARTMENT
MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: A. BOURRIE, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: ISSUANCE OF CONDITIONS OF DRAFT PLAN APPROVAL
851 ESSA ROAD – CRISDAWN CONSTRUCTION INC.
SALEM SECONDARY PLAN (WARD 7)

DATE: DECEMBER 4, 2017

The purpose of this Memorandum is to advise members of Council that the Planning and Building Services Department has issued conditions of draft plan approval for 851 Essa Road. This will allow for the construction of 257 single detached residences, 148 townhouses, 1 apartment block, and 1 future commercial block, which will be home to approximately 1,417 future Barrie residents. This is a significant milestone in the City's Growth Management Program. The progressive and collaborative approach to working with the landowners is working well.

Through the technical review process, several items of importance were identified and have been included as conditions of draft plan approval (Appendix "A"). They include:

- **Traffic Calming:** The requirement for a Traffic Calming Management Plan to the satisfaction of the Director of Engineering (**condition 54**).
- **Public Parks:** The requirement for the developer to fully construct any public parks that are included within the registered plan of subdivision within one year of the issuance of the first building permit (**condition 17**);
- **Sidewalks:** The requirement for dual sidewalks on streets (**condition 51**);

The applicant is currently working toward satisfying the draft plan conditions which will allow them to then register the subdivision and pull building permits to construct new housing. It is anticipated that servicing of the subdivision will commence in 2018, with registration of the subdivision and construction of the first new homes to start to move forward in late 2018 and continue into 2019 and beyond.

If you have any questions, please contact the Planning file manager, Bailey Chabot at 705-739-4220 extension 4434.

NOTICE OF DECISION – DRAFT APPROVED CONDITIONS

Subdivision File #: D12-422
Rezoning File #: D14-1615
Applicant: Crisdawn Construction Inc.
Location: 851 Essa Road, Barrie
Last date for filing an Appeal: December 18, 2017

Take Notice pursuant to By-law Number 2010-166 being a by-law of the Corporation of the City of Barrie to provide for the delegation of authority to approve draft plans of subdivision the attached Draft Plan of Subdivision conditions were issued by Andrea Bourrie, Director of Planning and Building Services, RPP on **November 23, 2017** as attached.

The land proposed to be subdivided is also subject to an application for an amendment to the zoning by-law.

And Take Notice that pursuant to The Planning Act, R.S.O. 1990 Chap. P.13, 51(39)(43) a notice of appeal of the decision must be filed with the City Clerk of the Corporation of the City of Barrie no later than **December 18, 2017**, setting out written reasons in support of the appeal together with the prescribed fee as required by the Ontario Municipal Board. The appeal must be accompanied by the fee of \$300.00 as prescribed by the Ontario Municipal Board. The cheque is to be made payable to the Minister of Finance. Please consult the Ontario Municipal Board's website (<http://elto.gov.on.ca/omb/>) or 1-866-448-2248 for further information regarding how to file an appeal and the appeal process.

And Take Notice that the (i) applicant; (ii) any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, (iii) the Minister; (iv) the municipality in which the subject land is located, or the planning board in whose planning area it is located may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Municipal Board by filing with the approval authority a notice of appeal.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions of approval of the proposed plan of subdivision.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at the public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. An unincorporated association or group may not file a notice of appeal. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council or, in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

If you have any questions with respect to this notice, please contact the File Manager, Bailey Chabot at (705) 739-4220, extension. 4434.

DATED at the City of Barrie this 27th day of November, 2017.

Andrea Bourrie, RPP
Director of Planning &
Building Services
Box 400, 70 Collier Street
Barrie, Ontario L4M 4T5

CITY OF BARRIE

DRAFT PLAN OF SUBDIVISION CONDITIONS

For Final Approval for the Registration of the Plan of Subdivision for

Crisdawn Construction Inc. ("Owner")

DRAFT APPROVED: November 23, 2017

Prior to final approval and registration of the Plan of Subdivision for the subject lands, the Owner must comply with the following conditions and/or agree to comply with that condition in the Subdivision Agreement. Confirmation of clearance for each condition must be received from the appropriate department or agency to the satisfaction of the City of Barrie (the City).

Planning

Special Conditions

1. That the Owner shall prepare the Final Plan of Subdivision on the basis of the approved Draft Plan of Subdivision, prepared by KLM Planning Partners Incorporated, identified as Drawing Name: DWG. No. – 17:2, dated Sept. 15, 2017, which illustrates 257 single detached residential lots, 94 street townhouses, 54 back-to-back townhouses, one apartment block, one future commercial block, eleven public roadways and blocks for environmental protection and access, stormwater management, road widenings and reserves.

Standard Conditions

2. Prior to final approval, the City is to be advised in writing by each department or applicable agency how each of their conditions has been satisfied.
3. That prior to final approval and registration of the plan, the Owner shall confirm that all lots and blocks within the Draft Plan have been appropriately zoned in accordance with the *Planning Act* and the City's Comprehensive Zoning By-law.
4. That the Owner shall agree to convey to the City of Barrie, at no expense and free of encumbrances, all:
 - a. Environmental Protection areas (Block 279);
 - b. Stormwater management blocks (Block 280);
 - c. Walkway (Block 286); and,
 - d. Any easements required for storm water drainage purposes.
5. The Owner shall agree to enter into a Subdivision Agreement with the City to satisfy all requirements financial or otherwise, including but not limited to the provision of roads, services, grading, landscaping, fencing, payment of development charges and engineering studies to support municipal services.
6. The Owner shall submit plans showing the proposed phasing and/or staging arrangements to the City for review and approval if this subdivision is to be developed by more than one registration.
7. The Owner shall acknowledge and agree that the road allowances included in this draft plan will be named to the satisfaction of the City.

8. The Owner shall acknowledge and agree to be responsible for complying with and satisfying all applicable policies and requirements of approval from the City of Barrie, the NVCA, and any other applicable agency.
9. The Owner shall agree to prepare and distribute a Community Information Map, approved by the City, to the prospective purchasers and tenants that generally addresses the various land use components of the development, including but not limited to the location of major utilities, roads, transit and active transportation routes, lot sizes and types.
10. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the City, the NVCA, and any other applicable agencies, to carry out or cause to be carried out, the recommendations and measures contained within the plans and reports as approved by the City and any other applicable agency.
11. The Subdivision Agreement shall be registered on title at the Owner's expense.
12. The Owner shall agree to register the Final Plan of Subdivision within three (3) years of Draft Approval otherwise the Draft Plan Approval shall lapse in accordance with Section 51(32) of the Planning Act, RSO 1990 c P.13 (the "Planning Act"). The City of Barrie may consider an extension to Draft Approval which shall be based on written information provided by the Owner to substantiate the extension. Any draft plan extension application must be made a minimum 120 days prior to the third anniversary of the Draft Plan of Subdivision approval date.
13. This approval of the draft plan and the conditions herein is given to and apply to the Owner and may not be transferred or assigned by the Owner without the prior written consent of the City. The City will consent to the Owner transferring or assigning this approval of the draft plan, with the conditions, provided that the Owner has satisfied the City in respect of the Voluntary Payments Agreement between the Owner and the City, entered into pursuant to a Memorandum of Understanding dated May 14, 2014 which the Owner and the City are parties to; or the transferee or assignee has agreed to assume the Voluntary Payments Agreement and for all purposes stand in the shoes of the Owner in respect of that agreement and this approval of the draft plan, with the conditions.

Parks Planning

14. The Owner is required to comply with the Parkland Dedication requirements under Section 51.1 of the Planning Act, RSO 1990 c. P.13 (the "Planning Act"). The Owner acknowledges and agrees that it is the intention of the City to put in force and effect a Master Parkland Agreement with the Salem/Hewitt's Land Owners. Should the Master Parkland Agreement come into effect prior to registration of the Plan of Subdivision, the Master Parkland Agreement shall take precedence over the Parkland Dedication requirements of Section 51.1 of the Planning Act.
15. The Owner is required to complete a Trails Impact Study to the satisfaction of the City of Barrie. The development of any trails will also include provisions for accommodating trail heads, signage, crossing points (bridges/boardwalks) and trail construction as part of the development within the Natural Heritage System.
16. The Owner will be required at his cost and as a condition of the Subdivision Agreement to install buffer planting to screen the entrance fencing for any stormwater pond access areas.
17. That the Owner is required to ensure that 100% of the required park works, including village squares, neighbourhood parks and all other designated park blocks, are completed within one (1) year from the issuance of the first building permit for the purpose of the park development. These works will include, but not be limited to, playground structure, walkways, gazebo, servicing, lighting, sodding, signage, planting, fencing and furnishings. All trails are to be designed and constructed by the Developer for acceptance by the City prior to assumption of the subdivision.

18. The Owner will be required at his cost and as a condition of the Subdivision Agreement to install a galvanized 1.5m high chain link fence (BSD 21) where residential lots and/or block(s) abut lands identified as Open Space and/or Natural Heritage System to the satisfaction of the Director of Engineering.
19. The Owner shall provide a Vegetation Inventory and Tree Preservation Plan as required by By-law 2014-115 or its successor, towards obtaining a Tree Removal Permit to the satisfaction of the Director of Engineering.
20. Prior to issuance of a Site Alteration Permit, the Owner shall obtain a Tree Removal Permit, and shall not remove any trees from the site without written approval of the Director of Engineering. Any trees which are removed, injured or damaged as a result of construction activities without written consent shall be replaced and the City compensated.
21. That the Owner agrees in the subdivision agreement, to undertake tree preservation and maintenance measures and to remove all dead, damaged and diseased trees within the plan of subdivision to the satisfaction of the Director of Engineering.
22. The Owner and their agents/contractors shall not cause harm to trees on or shared with adjacent lands outside the limit of this development.
23. The Owner shall agree that the limit of preservation shall be defined as the 'Limit of Canopy' for trees to be preserved and that a minimum buffer of 5.0m is required between the preservation limit and building envelope limit(s) as per BSD-1235.
24. The Owner is required, at their cost and as a condition of the subdivision agreement, to install protective fencing in accordance with the approved Tree Preservation Plan and the approved Site Alteration Plan as per BSD-1232.
25. That the Owner is required at their cost prior to final approval of the plan to engage the services of a qualified Landscape Architect to prepare a comprehensive set of landscape naturalization working drawings and specifications for emergent, shoreline/wet meadow, upland planting and the areas of impact within the proposed outfall into the defined environmentally protected lands and the areas of impact within the proposed areas to the satisfaction of the Director of Engineering and the Nottawasaga Valley Conservation Authority.
26. The Owner shall retain the services of the Landscape Architect until all landscape related works including but not limited to project monitoring, tree preservation, inspections, site management, Letter of Credit reductions and sign offs for assumption and end of general maintenance are completed and accepted to the satisfaction of the Director of Engineering.
27. That the Owner/applicant provide a letter of clearance pertaining to the *Endangered Species Act* that demonstrates that the site is clear of any flora or fauna identified under the Act. The letter must be received prior to the commencement of any site works and as a condition of registration. In the event the site contains any endangered species, it is the responsibility of the Owner/applicant to contact both the City of Barrie and the Ministry of Natural Resources and Forestry and to take appropriate action.

Engineering

Special Conditions

28. Development of the subject lands shall be in accordance with the Salem Secondary Plan and associated Master Plans, the Subwatershed Impact Study Report (Salem Annexed Lands), the Multi-Modal Active Transportation Master Plan (MMATMP) and the Memorandum of Understanding between the City of Barrie and the Hewitt's and Salem Secondary Plan Land Owners Groups.

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29. In accordance with Schedule 8E (Development Phases) within Amendment No. 38 to the City of Barrie Official Plan (Salem Secondary Plan), the subject lands and adjacent lands to the west fall within Phase 1. In this regard, it is recommended that the development of this draft plan proceed concurrently with the adjacent lands to the west to satisfy servicing needs. If this plan does not develop concurrently, the Owner will be responsible to construct such services to facilitate the development of this property, which will include provision for external watermain looping.
 30. The Owner shall agree to enter into cost sharing agreements with the adjacent land Owners to the west to address the fair share contribution towards the sanitary sewer and watermain expansion.
 31. As a condition of the registration of this plan in accordance with the Master Plans, all infrastructure necessary to support the development of this plan shall be secured with the City of Barrie. Occupancy will not be granted until all necessary infrastructure is constructed and operating to municipal standards to the satisfaction of the City.
 32. The Owner will be required to dedicate any block and convey any easements that are required for the sanitary services, water services or stormwater purposes.
 33. A maximum 34.0 metre right of way is required for both Essa Road and Salem Road. The Owner will be responsible to dedicate right of way widenings to the City of Barrie across the full frontages of Essa Road and Salem Road to achieve the 34.0 metre width at mid-block. For the Essa Road frontage this will require a dedication of up to 4.0 metres (to be determined by verification of existing right of way limits through current/updated survey information). For the Salem Road frontage this will require a dedication of 7.0 metres. Intersections may require increased dedications depending on final approved road widening designs.
 34. The Owner agree to amend DWG. No. – 17:2, dated September 15, 2017 to address the following:
 - a) According to Amendment No. 38 to the City of Barrie's Official Plan (Schedule 8D-2) and Multi-Modal Active Transportation Master Plan, street '1' shall be classified as a minor collector with a road allowance width of 24.0 metres to support 2 vehicular lanes, 1 parking lane and 2 bicycle lanes.
 - b) According to Appendix I (Cross-Section) of the MMATMP, street '1' (minor collector), on its approach to Essa Road, shall have a road allowance width of 25 m.
 - c) In accordance with City of Barrie standards and guidelines, the Owner shall dedicate 5 x 10 metre daylighting triangles at all streets intersecting with Essa Road and Salem Road. 5 x 5 metre daylighting triangles will be required at the intersection for the two minor collector road (streets '1'). Daylighting triangle dedications of 3 x 5 metres are required at all local road intersections with the minor collector road. The 5.0 metre radius roundings that are currently provided on the remaining intersections/bends are acceptable.
 35. The Owner agree to design Street '1' (minor collector) in accordance with the Geometric Design Guide for Canadian Roads (TAC) assuming a normal roadway cross-fall of 2%.
 36. In order to restrict access onto Essa Road and Salem Road, the City of Barrie will require a 0.3 m reserve along the development's entire Essa Road frontage with the exception of Blocks 279, 280 and Blocks 137 to 143 inclusive, a 0.3 metre reserve along the developments entire Salem Road frontage, a 0.3 metre reserve will be required at the western terminus of both street '1' and street '9'.
 37. An Inhibiting Order will be required to be registered on lots 1, 2, and 3, at the west end of street '1' until such time as the lands to the west are developed and the extension of street '1' is completed allowing for functional vehicle circulation for municipal servicing such as snowploughing and garbage collection.

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38. The Owner shall provide a drawing that demonstrates that driveway conflicts will not occur in these locations at roadway bends (pie shaped lots with minimal frontage) to the satisfaction of the Director of Engineering.
 39. The minimum outside radius of all local road allowance bends shall be 23.0 metres.
 40. The 'Sidewalk and Pedestrian Circulation Plan' shall be updated to reflect City of Barrie policies and standards through detailed design.
 41. On-street parking will be prohibited on one side of all local roadways. In this regard, the developer shall ensure all reasonable efforts are taken to maximize the potential for on-street parking; this will involve consideration to driveway spacing and placement of hydrants.
 42. The Owner shall acknowledge that street '9' and street '10' connections to Essa and Salem will have turning movement restrictions imposed (median island) as part of the future urbanization of these arterial roadways.
 43. The Owner shall acknowledge that the street "1" road connection with Essa Road will be a full movement under a traffic control device.
 44. That the FSR provided in support of the subject Draft Plan as prepared by R.J. Burnside & Associates Limited shall be revised to address the following:
 - a) Add sections that address transportation, transit, and pedestrian linkages.
 - b) The FSR shall identify the date of the supporting topographic survey and whom it was prepared by.
 - c) Section 4.3 along with the supporting pond figures shall be amended/revised to clearly identify and demonstrate that all items in section 4.7 of the City of Barrie's Storm Drainage and Stormwater Management Policies and Guidelines have been fulfilled. The property size and boundaries for the proposed ponds will need to be confirmed (conservative approach), all to the satisfaction of the City of Barrie.
 - d) The preliminary grading plan, Fig-10, shall be revised to include existing contours (labelled). A full sized scaled drawing may be appropriate.
 45. All local street connections to the existing road network shall be assessed in Synchro using single shared left/right turn lane operation and not designed left and right run lanes unless identified as separate lanes to be constructed.
 46. A geotechnical investigation shall be provided in support of the FSR. This investigation shall address ground water levels as they relate to servicing, stormwater management facilities and building foundations, and address soils as they relate to any potential "Low Impact Development" initiatives. Approval of the plan is subject to the findings of this investigation.
 47. Prior to the registration of the plan, the Owner is responsible for providing a detailed stormwater management report in accordance with the parameters set out in the Drainage and Stormwater Management Master Plan, the Ministry of the Environment Stormwater Management Planning and Design Manual (2003), and the City of Barrie's Storm Drainage and Stormwater Management Policies and Design Guidelines (2009), and the Nottawasaga Valley Conservation Authority Stormwater Technical Guidelines (2013) for the development of Block 266 as a stormwater management facility. If it is determined that this stormwater management block is not sufficient in size to facilitate the quantity/quality design standards of the day, development shall not proceed until storm drainage for this land can be accommodated. Any future increase in size of these Blocks will result in the loss of developable lands and not the adjacent EP lands. Increasing the width of the proposed maintenance access roadway should be explored to allow for adequate screening for the adjacent residences, all to the satisfaction of the City of Barrie.

48. The Owner acknowledges and agrees to provide adequate external watermain looping for the subject land in accordance with the City of Barrie's Water Storage and Distribution Master Plan.
49. The Owner acknowledges and agrees to provide external sanitary infrastructures (trunk sewers, force-mains, pump stations) in accordance with the City of Barrie's Wastewater Collection Master Plan.

Traffic

50. The Owner shall acknowledge that the following roadways segments will require traffic calming; Street 9, Street 10, and Street 1. Permanent traffic calming measures can be identified in the Canadian Guide to Neighbourhood Traffic Calming.
51. The Owner shall provide dual sidewalks on the following streets as they provide major pedestrian linkages associated with the Transit Route, Schools, Parks and the Valley Lands:
 - a) Street 10;
 - b) Street 4;
 - c) Street 8;
 - d) Street 2;
 - e) Street 3;
 - f) Street 9;
 - g) Street 7;
 - h) Street 6; and
 - i) Street 1.
52. The Owner shall incorporate a sidewalk along Essa Road in the Final Subdivision design to provide an interim (or permanent) pedestrian connection to existing local schools in the case of subdivision occupancy prior to the planned Essa Road Widening Improvements.
53. A Pavement Marking and Signing Plan (PMSP) satisfactory to the City of Barrie is required for the proposed Plan of Subdivision prior to final registration. The PMSP provides details and specifications for all traffic signs and pavement markings. The PMSP is to also clearly identify sign mounting heights, sign orientation and dimensions.

Standard

54. The Owner shall be required to submit a Traffic Calming Management Plan to the satisfaction of the Director of Engineering.
55. The Owner agree and understand that Future Park, Environmentally Protected, Natural Heritage System and/or Open Space Blocks are not to be used for the storing/stock piling of materials including but not limited to topsoil, equipment and building materials.
56. The Owner shall discharge any, and all, applicable City of Barrie Act or Local Improvement Charges associated with the subject property.
57. The Owner shall ensure that the road allowances included in this draft plan are shown as public highways on the final plan and shall agree to dedicate those allowances to the City.

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58. The Owner shall ensure that any dead ends and open side of road allowance created by this draft plan are terminated in 0.3 metre reserves and shall agree to convey those reserves to the City at no expense and free and clear of any encumbrances.
 59. The Owner shall agree to be responsible for the provision of all works, roads, and services including the connections to existing municipal services, in accordance with all City of Barrie Development Standards and Policies to the satisfaction of the City of Barrie.
 60. The Owner will undertake or adhere to sufficient master engineering studies, including environmental investigations, hydrological studies, noise studies, traffic impact studies, and soil studies, etc. to determine the conditions under which development should be permitted, and will be fully responsible for the provisions of all works and services required to support the proposed uses in accordance with current City of Barrie development standards and policies to the satisfaction of the City.
 61. The Owner shall acknowledge and agree that the proposed development must be serviced from the municipal water distribution system. The water distribution system for the subject land shall be of sufficient size to provide the maximum day usage plus maintain minimum fire flows, all to the satisfaction of the Engineering Department.
 62. The Owner will be responsible for the identification and abandonment of any existing on-site wells and/or septic systems, all in accordance with the Ministry of the Environment and Climate Change Regulations.
 63. The Owner shall agree to be responsible for the provision of all appropriate storm and sanitary and water conveyance systems, including outlet work and/or other related facilities including the provision of servicing facilities external to the plan, where required to the satisfaction of the Engineering Department.
 64. That the Owner shall retain the services of a professional hydrogeological engineer to prepare a hydrogeological study to identify and ensure that there is no adverse impact on the existing area wells and aquifer recharge area. Without limiting the generality of the foregoing, the study will include a survey of all water supply systems within 300 metres of the subject property, and/or the zone of influence, and report of the possible impact the development of the plan will have on the existing water supply systems. Should the Engineering Department apprehend or determine that the existing water supply systems be altered, reduced or eliminated based on the study and any other available supporting data, the Owner will be responsible for providing the interim and permanent restoration of the water supply systems, to the satisfaction of the City of Barrie. This report should be conclusive with provisions and recommendations on servicing within the noted recharge area.
 65. The Owner shall agree to convey any blocks and/or easements required for the provisions of utilities, municipal sanitary and water service, and stormwater management to the City and/or appropriate authority.
 66. The Owner shall agree that for undeveloped lots which have an overall gradient of 15% or greater, the Owner will be required to prepare special lot grading plans that will identify areas of significant grade and excessive potential tree loss but maintain an overall drainage scheme, in accordance with the City of Barrie's lot grading policies and guidelines.
 67. The Owner is advised that draft approval does not in itself constitute a commitment by the City of Barrie or the Ministry of Environment and Climate Change to provide servicing access to the City's Wastewater Treatment Plant or Water Supply Plant. The subject plan may proceed to registration provided there is sufficient plant capacity and capability to serve the development. Plant capacity will be allocated for new development on a priority basis at the time of payment of Development Charges.

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68. Prior to final approval and any site alteration or grading, the following plans and reports must be prepared in accordance with existing Master Studies and submitted to the satisfaction of the City, NVCA and any other applicable agencies:
- a) A detailed Stormwater Management Report, including water balance analysis;
 - b) Detailed Erosion and Sedimentation Control Plans;
 - c) Detailed Grading and Drainage Plans; and,
 - d) A detailed Geotechnical Report for the stormwater management facilities which also addresses the hazardous soils on site
69. Prior to any site alteration or grading, proper erosion and sediment control measures must be in place in accordance with the approved Grading and Drainage Plan and Erosion and Sediment Control Plan to the satisfaction of the City and NVCA.
70. The Owner shall obtain a Site Alteration Permit, as described within By-law 2014-100 prior to the commencement of any works within the site. All requirements, obligations, and control measures as described within By-law 2014-100, will be in place and undertaken to the satisfaction to the City and NVCA in accordance with City policy. The Owner shall be responsible, through its Professional Consultant, to maintain the said works for the duration of the subject development.
71. Should dewatering be necessary, a Discharge Agreement must be approved by Environmental Services prior to any discharge to the storm OR sanitary sewer (as per Sewer Use By-law 2012-172). Please provide details pertaining to the Dewatering Sampling Program as well as a complete dewatering plan including but not limited to:
- a) Daily volumes;
 - b) Discharge locations (storm/sanitary);
 - c) Duration;
 - d) Treatment methods to ensure compliance with Sewer Use By-law 2012-172 and Provincial Water Quality Objectives (PWQO); and
 - e) Copy of a valid Ministry of Environment and Climate Change Approvals, as applicable (ex. EASR or PTTW).
72. If dewatering is to occur to the storm sewer system, the Owner shall agree to:
- a) Effluent quality must meet water quality criteria for the Provincial Water Quality Objectives (PWQO), City of Barrie Sewer Use By-law 2012-172, and must be pre-approved by the City of Barrie;
 - b) A Permit to Take Water (PTTW) or Environmental Activity Sector and Registry (EASR) from the Ministry of the Environment and Climate Change (MOECC) is required if dewatering occurs and the volume is greater than 50,000 liters per day as per Ontario Regulation 387/04, Water Taking and Transfer;
 - c) The discharge of water from the potential dewatering shall be controlled in such a way as to avoid erosion and sedimentation in the receiving area; and,
 - d) Demonstrate that the discharge will not exceed the design flow capacity of the receiving storm sewer.

73. If dewatering is to occur to the sanitary sewer system, the Owner shall agree to:
- a) Effluent quality must meet City of Barrie Sewer Use By-law 2012-172 and must be pre-approved by the City of Barrie by way of an approved Discharge Agreement;
 - b) A Permit to Take Water (PTTW) or Environmental Activity Sector and Registry (EASR) from the Ministry of the Environment and Climate Change (MOECC) is required if dewatering occurs and the volume is greater than 50,000 liters per day as per Ontario Regulation 387/04, Water Taking and Transfer; and,
 - c) Demonstrate that the discharge will not have a negative impact on the Wastewater Treatment Facility (WwTF).
74. Should the Ministry of Environment and Climate Change and/or the City of Barrie at any time conclude that the City of Barrie does not have sufficient water reserve capacity to adequately service this plan, development shall not proceed until the capacity issue can be resolved to the satisfaction of the Ministry of Environment and/or the City of Barrie.
75. The Owner shall provide the registered Plan of Subdivision, and all other associated documents including records, drawings, and schedules. These are to be supplied in both hard copy and in digital format in accordance with the Digital Information Standards (DIS).
76. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the City, the NVCA, and any other applicable agencies, to carry out or cause to be carried out, the recommendations and measures contained within the plans and reports as approved by the City and any other applicable agency.
77. The Owner shall provide a FSR, completed by an experienced civil engineer, to assess all servicing, transportation, and environmental concerns associated with the proposed development to the satisfaction of the Engineering Department.
78. The Owner shall provide a noise study, completed by an experienced acoustical engineer, and shall undertake any measures required to satisfy the Ministry of the Environment and Climate Change and the City of Barrie.
79. The Owner will be responsible for complying with, and satisfying, all applicable policies and requirements of approval from the Ministry of the Environment and Climate Change, Ministry of Natural Resources, Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority and the City of Barrie, all in accordance with current City development standards and policies.
80. In order to mitigate the harmful effects of concentrated stormwater runoff into ravine areas, the Owner shall employ various means and methods to decrease the anticipated flow. Such methods may include redirection of the stormwater roof leaders to road, soak away pits, and rear yard infiltration galleries.
81. The Owner shall be responsible for obtaining the necessary approvals from any other applicable agencies with respect to its concerns.

Environmental Services

82. That the Owner shall agree in the Subdivision Agreement to adhere to of any recommendations from an approved D-4 Landfill Impact Assessment and associated peer review.
83. That the Owner agree to provide an addendum to the approved D-4 Landfill Impact Assessment should the MTO Holly Landfill be used as a landfill in the future to the satisfaction of the City.

Legislative and Court Services

84. That the Owner be responsible for posting signage on the property addressing Emergency Services Assistance to the satisfaction of the City.

Fire

85. That the Final Draft Plan identify, as necessary, fire break lots prior to registration to the satisfaction of the Fire and Emergency Services Department.

Finance

86. Prior to final approval of the Plan for registration,
- a) the Owner shall provide a letter from the Trustee for the Salem Land Owner's Group to the City confirming that the Owner remains a party to the Salem Land Owner's Group Cost-Sharing Agreement and that the Owner has fulfilled all cost-sharing and other obligations of that Cost-Sharing Agreement; and
 - b) the City must be satisfied that the proposed development is consistent with the findings of the City's current Long Range Financial Plan (the "LRFP") and ongoing monitoring being done by the City with respect to financial sustainability for development in all areas of the City, including the Hewitt's and Salem Secondary Plans. The Owner must satisfy the City that the proposed development is consistent with the assumptions and findings of the LRFP and the City's ongoing monitoring and provide such evidence as the City may require to support that position.
87. Final approval of the Plan for registration shall not be given until such time as the City is satisfied that any infrastructure identified in the City's approved Infrastructure Implementation Plan, dated May 12, 2014, or the latest agreed and approved update to it (the "IIP"), required for the proposed development to proceed has been completed.
88. Despite condition 87 above, the City may determine, at its sole discretion, that final approval of the Plan for registration need not be delayed until that infrastructure is completed if the City is satisfied that:
- a) sufficient funding is available to the City to allow, in a fashion consistent with the findings of the LRFP and ongoing monitoring being done by the City with respect to financial sustainability for development in all areas of the City, including the Hewitt's and Salem Secondary Plans, required for the proposed development to proceed; and
 - b) the infrastructure will be completed sufficiently prior to the need for it as triggered by the development of the Plan.
89. Despite condition 87 above, the City may determine, at its sole discretion, that final approval of the Plan for registration need not be delayed until that infrastructure is completed if the City is satisfied that:
- a) that the land Owners, including the Owner, requiring such IIP infrastructure have entered into an agreement with the City, in a fashion consistent with the findings of the LRFP and ongoing monitoring being done by the City with respect to financial sustainability for development in all areas of the City, including the Hewitt's and Salem Secondary Plans, to construct the required IIP infrastructure; and
 - b) the required infrastructure will be completed sufficiently prior to the need for it as triggered by the development of the Plan.

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90. The Owner shall enter into a subdivision agreement with the City that shall, amongst other things, ensure that the Owner satisfies the City that all financial and infrastructure requirements, including but not limited to the construction of roads and the installation of all required infrastructure (local to the subdivision or as identified in the IIP) set out in these draft plan conditions have been met. This Agreement is to be registered on title to the Lands.
91. Should the Owner and City agree that the Owner can proceed with registration and development of the Plan in phases;
- a) the provisions of conditions 86 and 87 above, will apply to each phase of the Plan;
 - b) the City may exercise its right to withdraw draft approval of remaining phases if those requirements are not met; and
 - c) the provisions of conditions 88 and 89 above will apply to each phase of the Plan.

Nottawasaga Valley Conservation Authority (NVCA)

92. That prior to final approval the following shall be prepared to the satisfaction of the NVCA and City of Barrie:
- a) A detailed Stormwater Management Report and associated plans;
 - b) Stormwater Management modelling;
 - c) A detailed Erosion Control Plan;
 - d) A detailed Grading Plan;
 - e) A detailed Geotechnical Report of the storm water facilities; the suitability of the infiltration measures proposed should also be addressed including confirmation of the seasonal high groundwater elevation to support the proposed infiltration facilities through in-situ testing;
 - f) Detailed enhancement and landscaping plan(s) for the storm water management facilities, designed to enhance adjacent Bear Creek tributary feature;
 - g) Detailed stormwater outlet designs to minimize potential fluvial geomorphological impacts on the tributary and restoration planting plans for the outlets;
 - h) Identification of the trail system (if any) including routing to avoid sensitive features;
 - i) Standard chainlink fencing will be required for all lots backing and/or siding onto retained natural areas;
 - j) Directional lighting will be required to minimize lighting impacts into retained natural features;
 - k) A detailed Hydrogeological Report including the following:
 - i) A water balance assessment to determine pre and post development groundwater infiltration volumes. The water balance assessment should be completed at the appropriate catchment scales for both pre and post development scenarios and should provide linkages to post development or mitigation via utilization of low impact development [LID] concepts;
 - ii) An evaluation of opportunities for augmenting groundwater infiltration through appropriate and practical low impact development measures;

- iii) Prediction of impact to change in stream flow if pre-development infiltration cannot be maintained;
 - iv) Identification of areas where hydrogeological conditions may affect construction;
 - v) A discussion on decommissioning abandoned on-property wells;
 - vi) The rationale as to why loggers were not installed in all monitoring wells that were not continuously dry;
 - vii) A discussion regarding on-going and continuous monitoring of all installed monitoring wells for the proposed development footprint. Provide rationale for the existing groundwater monitoring network;
 - viii) An additional monitoring well is to be located between wells SOW 3s/d and SOW-14;
 - ix) A single well response test for all monitoring wells;
 - x) Details on significant groundwater recharge areas and linkages to groundwater supported features such as watercourse and wetlands and how stormwater management and development design will maintain these linkages;
 - xi) Additional water quality sampling in addition to the two monitoring wells (SOW-3s and SOW-10d) sampled to support post development water quality monitoring;
 - xii) Advise on how the four drilled monitoring wells have been integrated into the more regional groundwater monitoring programs for the annexed lands (e.g. regional groundwater flow direction); and,
 - xiii) Advise on the subsequent quality results and/or monitoring results from the drilled wells.
93. That the draft plan be revised in order to meet the requirements of condition 92 including providing for larger stormwater pond block(s) (if necessary) to the satisfaction of the NCVA and the City of Barrie. Any further revisions to the draft plan of subdivision required as a result of the studies completed in condition 92 will result in the loss of developable lands and not the Environmental Protection lands.
94. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.
95. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement must also contain a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as roads and buildings.
96. That the Owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved to the NVCA.
97. That the stormwater management facilities, regulatory floodplain areas and any easements required for stormwater drainage purposes shall be dedicated/granted to the City of Barrie.
98. That prior to any site alteration permit, a permit, under the *Conservation Authorities Act*, will be obtained from the NVCA for any works within a regulated area.

99. That the NVCA is notified in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain, natural heritage features and the stormwater management facilities have been restrictively zoned (e.g. Environmental Protection (EP)).

Enbridge Gas Distribution

100. The Owner shall agree in the Subdivision Agreement in wording satisfactory to Enbridge Gas Distribution:
- a) To coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities;
 - b) That streets are to be constructed in accordance with municipal standards;
 - c) That streets be graded to final elevation prior to the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution;
 - d) That all of the natural gas distribution system will be installed within the proposed municipal road allowances therefore easements will not be required; and,
 - e) 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.

Simcoe County District School Board

101. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Simcoe County District School Board, to include the following clause in all Purchase and Sale or Lease Agreements:

"That students from this development attending facilities operated by the Simcoe County District School Board may be transported and accommodated in temporary facilities outside of the neighbourhood school's area."

Simcoe Muskoka Catholic District School Board

102. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Simcoe Muskoka Catholic District School Board to include the following clause in all Purchase and Sale or Lease Agreements:

"That pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area."

Bell Canada

103. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the City:
- a) That any easements, which may include blanket easements, for telecommunication services are to be granted to Bell Canada as required, and in the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
 - b) That prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available with the proposed development to provide communication/telecommunication service, including emergency management services (i.e. 911 Emergency Services).

InnPower

104. The Owner shall agree to satisfy the requirements of InnPower with respect to the provision of electrical utilities.

Ministry of Tourism, Culture and Sport

105. The Owner shall complete an archaeological assessment of the subject property and agree to complete all recommendations and requirements of such assessment, including the mitigation and/or salvage of any significant archaeological remains to the satisfaction of the Development Plans Review Unit of the Ministry of Tourism, Culture and Sport, and the City if such significant archaeological remains are found within the lands to be dedicated to the City.



Andrea Bourrie, RPP
Director of Planning & Building Services
City of Barrie



Date

If there are no appeals, draft approval is deemed to have been made on **November, 23, 2017**

Notes to Draft Plan Approval

1. The Nottawasaga Valley Conservation Authority will require a copy of the executed Subdivision Agreement prior to the clearance of draft plan conditions.
2. The Owner shall agree, prior to final plan approval, to pay all development fees to the conservation authority as required in accordance with the Nottawasaga Valley Conservation Authority's fees policy, under the *Conservation Authorities Act*.

DRAFT PLAN OF SUBDIVISION
PART OF THE SOUTH HALF OF LOT 2, CONCESSION 11
INNISFIL BEING PART 1 ONPL 51R35414
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE

