



PLANNING AND BUILDING SERVICES DEPARTMENT  
MEMORANDUM

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**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  
45 McKAY ROAD WEST – WATERSAND CONSTRUCTION INC.  
SALEM SECONDARY PLAN (WARD 7)

**DATE:** DECEMBER 4, 2017

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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 45 McKay Road West. This will allow for the construction of 16 employment land blocks, allowing for the future development of 30.3 hectares of employment lands. 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 52**).

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 permit future employment uses. It is anticipated that servicing of the subdivision will commence in 2018, with the potential for registration of the first phase of the subdivision and subsequent construction of the first buildings 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.



THE CORPORATION OF THE CITY OF BARRIE  
*"Committed to Service Excellence"*

### **NOTICE OF DECISION – DRAFT APPROVED CONDITIONS**

**Subdivision File #:** D12-425  
**Rezoning File #:** D14-1620  
**Applicant:** Watersand Construction Ltd.  
**Location:** south east corner of Veteran's Drive and McKay Road West, Barrie  
**Last date for filing an Appeal:** December 21, 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 Stacey Forfar, Manager of Growth Planning on **December 1, 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 21, 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 1<sup>st</sup> day of December, 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**

**Watersand Construction Ltd. ("Owner")**

**DRAFT APPROVED: December 22, 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. – 16:1, dated October 31, 2016, which illustrates 16 employment blocks, three public roadways and blocks for stormwater management, road widenings and reserves.
2. That Block 19 be removed and that the Blocks 1 and 10 to 16 inclusive be extended to be adjacent to Block 20.
3. That special design treatment for both the street allowance and any development adjacent to the street allowance be included as entrance features along Veteran's Drive gateway to the satisfaction of the City of Barrie.

**Standard Conditions**

4. 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.
5. 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.
6. That the Owner shall agree to convey to the City of Barrie, at no expense and free of encumbrances, all:
  - a. Stormwater management blocks (Block 17) save and except any lands identified by the Town of Innisfil in future agreements required for the operation of the facilities;
  - b. Highway Interchange block (Block 20); and,
  - c. Any easements required for storm water drainage purposes.
7. 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.
8. 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.

9. The Owner shall acknowledge and agree that the road allowances included in this draft plan will be named to the satisfaction of the City.
10. 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 LSRCA, and any other applicable agency/authority.
11. 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. Such package will also identify the potential for nearby agricultural operations and potential impacts.
12. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the City, the LSRCA, 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.
13. The Subdivision Agreement shall be registered on title at the Owner's expense.
14. 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.

#### **Parks Planning**

15. The Owner is required to comply with the Parkland Dedication and Cash-in-Lieu of Parkland requirements under Section 51.1 of the Planning Act, RSO 1990 c. P.13 (the "Planning Act") and shall provide to the City a payment of 2% for Cash-In-Lieu in accordance with Section 51.1(3) of the Planning Act. Notwithstanding the foregoing, 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.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. 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.
23. The Owner and their agents/contractors shall not cause harm to trees on or shared with adjacent lands outside the limit of this development.
24. 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.
25. 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.
26. The Owner is required at their cost and as a condition of the subdivision agreement, to install 'Chain Link Fence' as per BSD-1210 adjacent to any residential land or block which abuts any Open Space Block, Natural Heritage System, Environmentally Protected and/or Park Block to the satisfaction of the Director of Engineering.
27. The Owner is required at their cost, prior to final approval, to engage the services of a qualified Landscape Architect to prepare and implement a comprehensive set of streetscape and landscape working drawings and specifications to address all streetscape/landscaping items for lands within the limits of the plan of subdivision prior to registration to the satisfaction of the Director of Engineering.
28. 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.
29. That the Owner 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**

30. Block 20 (Highway Interchange) shall be allocated to the City of Barrie to satisfy the property and setback needs for the future McKay Road West Interchange.
31. Development of the subject lands shall be in accordance with the Salem Secondary Plan and associated Master Plans, the Subwatershed Impact Study (SIS) 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 Landowner Groups.

32. Registration of any part of this plan is subject to receiving confirmation from the Town of Innisfil that a legal agreement for this draft plan (45 McKay Road West) is in place that permits the establishment of stormwater management facilities (extension to Block 17), consolidation of future stormwater management facilities, a vegetative buffer along the south boundary of Block 16, fencing, and associated community benefits within the Town of Innisfil. Such agreement shall confirm, but not be limited to, applicable engineering standards, detailed design, stormwater facility ownership, and ongoing operational details.
33. 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 east and north 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 and north 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.
34. The Owner will be responsible for entering into any cost sharing arrangements with the adjacent landowners to address the sharing in costs for shared infrastructure that are of benefit. Infrastructure such as, but not limited to, the temporary pump station and forcemain, and external watermain looping.
35. Registration of this plan will not be considered until all infrastructure necessary to support the development of this plan is secured with the City of Barrie. Further, occupancy will not be granted until all necessary infrastructure is constructed and operating to municipal standard and the applicable standards of the Town of Innisfil (with respect to stormwater infrastructure).
36. 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. In this regard, the figures (sanitary, storm and water) within this FSR will need to be further reviewed/revised to address potential block conveyance or easement requirements.
37. A 41 m right of way is required for McKay Road West. In this regard, the Owner will be responsible to dedicate to the City of Barrie a 10.5 m right of way widening. Similarly, a 34 m right of way is required for Veterans Drive. In this regard, the Owner will be responsible to dedicate to the City of Barrie a 7 m right of way widening along the entire Veterans Drive frontage. Further to the above, an additional widening will be required along the McKay Road West and Veterans Drive frontages at their intersection approach to satisfy turning lane requirements.
38. In accordance with City of Barrie standards and guidelines, the Owner shall dedicate a 10 x 10 m daylighting triangle at all streets intersecting Veterans Drive, the intersection of streets 1 and 2, and at the intersection of streets 2 and 3.
39. The City of Barrie will require a 0.3 m reserve along the development's entire McKay Road West and Highway 400 frontages at no expense and free and clear of any encumbrances. The Town of Innisfil will require a 0.3 m reserve at the terminus of street 2 that abuts the lands to the south at no expense and free and clear of any encumbrances.
40. Prior to registration of the plan, the Owner is responsible to provide a revised FSR. This report shall be to the satisfaction of the Engineering Department and must address comments provided in the Engineering Departments and the Town of Innisfil. Further, the Owner will be responsible to apply and seek approval of any required redlined revision to the draft plan that may be necessary in support of the revised FSR.

41. 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.
42. Prior to the final approval and registration of any part of this plan, the Owner is responsible for providing a detailed stormwater management report in accordance with the applicable parameters set out in the Drainage and Stormwater Management Master Plan, the Ministry of the Environment Stormwater Management Planning and Design Manual (2003), the Nottawasaga Valley Conservation Authority Stormwater Technical Guide (2013), Town of Innisfil Design Standards and Specification Manual (2016) as amended, and the City of Barrie's Storm Drainage and Stormwater Management Policies and Design Guidelines (2009) for the development of Blocks 1166 and 1167 as a stormwater management facility (and associated lands within the Town of Innisfil). If it is determined that these stormwater management blocks are 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 Environmental Protection lands.
43. 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.
44. 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

45. The Owner acknowledge that Street 3 at Veteran's Drive will be full movement under a traffic control device either roundabout or a traffic control signal.
46. The Owner acknowledge that Street 3 at Veteran's Drive will require signals be built in conjunction with this roadway being constructed. This is to facilitate the demand of the employment land and the surrounding residential neighbourhood.
47. The Owner acknowledge that Street 1 at Veteran's Drive will be restricted movement by a median island in ultimate build out. To ensure that street 1 will be restricted it must be phased to only connect to Veteran's Drive once the median island has been constructed. Alternatively, street 1 could be realigned to connect to the extension of street 2. This would reduce the number of local roadways connecting to Veteran's Drive.
48. Street 2 will be extended to Veteran's Drive to remove the cul-de-sac and will be restricted by movement by a median island in ultimate build out.
49. The Owner acknowledge that Staff require interim southbound left turn in conjunction with the proposed northbound interim northbound left turn lanes on Veteran's Drive.
50. The Traffic Impact Study must be amended to the satisfaction of the Director of Engineering.
51. As identified in the Traffic Impact Study, the registration of the proposed Watersand Employment draft plan must be restricted to 4.22 hectares until the completion of the McKay Road interchange.

#### Standard Conditions

52. The Owner shall be required to submit a Traffic Calming Management Plan to the satisfaction of the Director of Engineering.

53. 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.
54. The Owner shall discharge any, and all, applicable City of Barrie Act or Local Improvement Charges associated with the subject property.
55. 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.
56. 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 and the Town of Innisfil (where applicable) at no expense and free and clear of any encumbrances.
57. 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.
58. 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.
59. 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.
60. 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.
61. 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 and Town of Innisfil (where applicable).
62. 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.
63. 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, Town of Innisfil (where applicable), and/or appropriate authority.
64. 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.

65. 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.
66. 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 of Barrie, Town of Innisfil, the LSRCA and any other applicable agencies:
- a) A detailed Stormwater Management Report,;
  - 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.
67. 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.
68. 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).
69. 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.
70. 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).
71. 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.
72. 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).
73. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the City 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.
74. 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 and Town of Innisfil (where applicable).
75. 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.
76. 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, Town of Innisfil, and the City of Barrie, all in accordance with current City development standards and policies.
77. 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.

#### **Legislative and Court Services**

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

**Fire**

79. 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**

80. Prior to final approval of the Plan for registration,
- a) the Owner shall provide a letter from the Trustee for the Salem Landowner's Group to the City confirming that the Owner remains a party to the Salem Landowner'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 of the Salem Secondary Plan. 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.
81. 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.
82. Despite condition 81 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 of the Salem Secondary Plan, for any infrastructure identified in the City's IIP, 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.
83. Despite condition 81 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 landowners, 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 of the Salem Secondary Plan, 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.
84. 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.

85. 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 80 and 81 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 82 and 83 above will apply to each phase of the Plan.

#### **Ministry of Transportation (MTO)**

86. That prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a detailed stormwater management report, in accordance with MTO Stormwater Management Requirements for Land Development Proposals (<http://www.mto.gov.on.ca/english/engineering/drainage/stormwater/index.shtml>).
87. That prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a Traffic Impact Study (TIS) to assess site impacts on (a) existing Highway 400 / Mapleview Drive interchange, (b) existing Highway 400 / Innisfil Beach Road interchange, and (c) potential future Highway 400 / McKay Road West interchange, and ensure that appropriate mitigation, if required, is provided for by the Owner. The TIS is to be prepared in accordance with MTO TIS Guidelines.
88. That prior to final approval, the Owner shall enter into a legal agreement with the Ministry of Transportation whereby the Owner agrees to assume financial responsibility for the construction of all associated highway improvements attributable to site development.
89. That prior to final approval, a suitable street widening block for Highway 400 will be dedicated as public highway on the Owner's certificate on the final plan.
90. That prior to final approval, the Owner shall submit to the Ministry of Transportation site grading, servicing, drainage, and lighting plans.
91. That prior to final approval, arrangements shall be made to the satisfaction of the Ministry of Transportation for the installation of a security fence along the Highway 400 frontage of the plan.

#### **The Town of Innisfil**

92. The Owner shall agree to include a warning clause within all offers of purchase and sale agreements with prospective purchasers advising of the potential odours, noise and dust resulting from existing and/or future agriculture activities adjacent to or nearby the development.

#### **Lake Simcoe Region Conservation Authority (LSRCA)**

93. That this approval is applicable to the Draft Plan of Subdivision prepared by KLM Planning Partners, (October 31, 2016) and may be subject to redline revisions based on the detailed technical plans and studies.
94. 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:
- a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan, and the Subwatershed Impact Study prepared by Schaeffers Consulting Engineers;

- b) A detailed erosion and sediment control plan;
  - c) A detailed grading and drainage plan;
  - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan;
  - e) A Detailed Geotechnical Report for the proposed Stormwater Pond;
  - f) Demonstration of Volume Control in conformity with LSRCA Technical Guidelines for Stormwater Management Submissions; and,
  - g) 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);
95. That prior to the first detailed design submission, the owner shall organize and complete a Design Charrette to be held with the City and the LSRCA.
96. That prior to final plan approval and any major site alteration, the owner shall demonstrate to the satisfaction of the LSRCA and the City of Barrie how external drainage will be conveyed.
97. That prior to final plan approval and any major site alteration, the owner shall demonstrate how watershed boundaries will be maintained as watershed diversions will not be entertained by the LSRCA.
98. That prior to final plan approval and any major site alteration, all comments provided by the LSRCA (April 25, 2017) must be addressed to the satisfaction of the LSRCA.
99. In the case of temporary / interim stormwater management facilities, it will need to be demonstrated to the satisfaction of the LSRCA and the City that all SWM criteria can be met by the temporary / interim facilities.
100. That the owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the City of Barrie.
101. That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the City of Barrie.
102. 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.
103. That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the City of Barrie.
104. 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 *Conservation Authorities Act*.
105. 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.
106. That the owner shall demonstrate the Endangered Species Act has been addressed to the satisfaction of the Ministry of Natural Resources.

107. That prior to final plan approval, the Owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*.

**Enbridge Gas Distribution**

108. 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.

**Bell Canada**

109. 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**

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

**Ministry of Tourism, Culture and Sport**

111. 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.

  
**Stacey Forfar, RPP**  
Manager of Growth Planning  
City of Barrie

December 1, 2017  
**Date**

If there are no appeals, draft approval is deemed to have been made on **December 22, 2017**

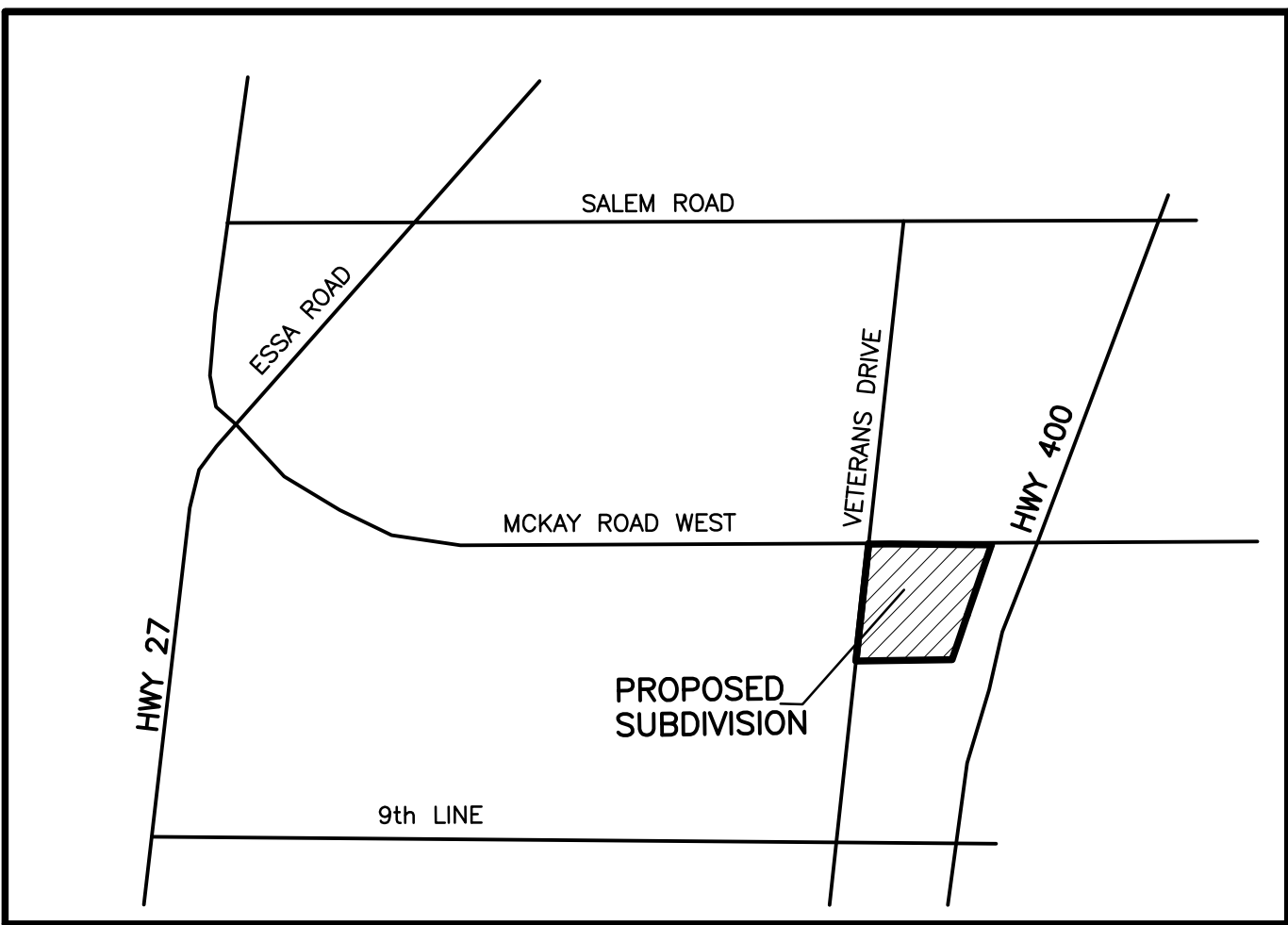
**Notes to the Draft Plan of Subdivision Conditions**

1. That all structures (above and below ground), including land uses considered integral to site operations (eg. Servicing, fire routes, SWM facilities, drive-thrus, etc.) be setback a minimum of 14m from existing / future Highway 400 limits, including property limits that may be established for new McKay Road interchange.

DRAFT PLAN OF SUBDIVISION  
PART OF LOTS 6 AND 7  
CONCESSION 9  
(GEOGRAPHIC TOWNSHIP OF INNISFIL)  
CITY OF BARRIE  
COUNTY OF SIMCOE

SCALE 1:2000

DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE  
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO  
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_, 2016  
GARY B. VANDERVEEN  
ONTARIO LAND SURVEYOR  
HOLDING JONES VANDERVEEN INC.

OWNER’S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT  
THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER  
WATERSAND CONSTRUCTION LTD.  
C/O  
DG GROUP  
30 FLORAL PARKWAY  
SUITE 300  
CONCORD, ONTARIO  
L4K 4R1  
ROBERT De GASPERIS  
A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 40.837±Ha. (100.910±Acs.)


| BLOCKS      | LOTS              | UNITS | ±Ha.   | ±Acs.  |
|-------------|-------------------|-------|--------|--------|
| BLOCKS 1-16 | - EMPLOYMENT      | 16    | 30.314 | 74.907 |
| BLOCK 17    | - S.W.M.          | 1     | 0.968  | 2.392  |
| BLOCK 18    | - ROAD WIDENING   | 1     | 1.064  | 2.629  |
| BLOCKS 19   | - BUFFER          | 1     | 1.311  | 3.240  |
| BLOCKS 20   | - HWY INTERCHANGE | 1     | 4.700  | 11.614 |

STREETS 2.480 6.128

23.0m. WIDE TOTAL LENGTH= 1240±m. AREA= 2.480±Ha.

|       |    |        |         |
|-------|----|--------|---------|
| TOTAL | 20 | 40.837 | 100.910 |
|-------|----|--------|---------|

NOTE — ELEVATIONS RELATED TO  
CANADIAN GEODETIC DATUM



PROJECT No. P-2758  
SCALE 1:2000 OCT. 31, 2016  
( 2758DES3 ) X-REF: ( 2758MAS2 )  
DWG. No. - 16:1  
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3  
PLANNING PARTNERS INC. TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com  
Planning • Design • Development