

April 30, 2018

Celeste Kitsemertry  
City of Barrie  
Planning & Building Services  
70 Collier Street, PO Box 400  
Barrie, ON L4M 4T5

Dear Celeste,

Re: Zoning By-Law Amendment  
Farrage Development Inc.  
46, 50, 52 & 56 Patterson Road  
City of Barrie  
File No.: D14-1651

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

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—  
**ENBRIDGE GAS DISTRIBUTION**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Integrity. Safety. Respect.**

AC/jh



## **Simcoe County District School Board**

1170 Highway 26 West  
Midhurst, Ontario  
L0L 1X0

Phone: (705) 728-7570  
Fax: (705) 728-2265  
[www.scdsb.on.ca](http://www.scdsb.on.ca)

May 17, 2018

Ms. Celeste Kitsemety  
Senior Planner  
Planning & Building Services  
City of Barrie  
Planning Services Department  
P.O. Box 400,  
70 Collier Street  
Barrie, ON  
L4M 4T5

FILE NO. D14-1651

Dear Ms. Kitsemety:

PROPOSED ZONING BY-LAW AMENDMENT  
FARRAGE DEVELOPMENTS INC.  
46.50, 52 & 56 PATTERSON ROAD  
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted complete development application. The proposed Zoning By-law Amendment will rezone 46, 50, 52 AND 56 Patterson Road to Residential Multiple Second Density with Special Provisions (RM2) (SP) to permit the future development of the property for 48 block townhouse units.

Planning staff have no objections to the rezoning of the property. The subject property is located in proximity to a Secondary Intensification Node.

The Board requests that our normal notification clause with respect to the availability of public schools be inserted into all purchase and sale or lease agreements.

Should you require additional information with respect to this request, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek".

Holly Spacek, MCIP, RPP  
Senior Planner

LEGISLATIVE AND COURT SERVICES



Re: Proposed Zoning Change from R2 to RM2 on Patterson Road

Please read and take the following points into consideration regarding the above subject:

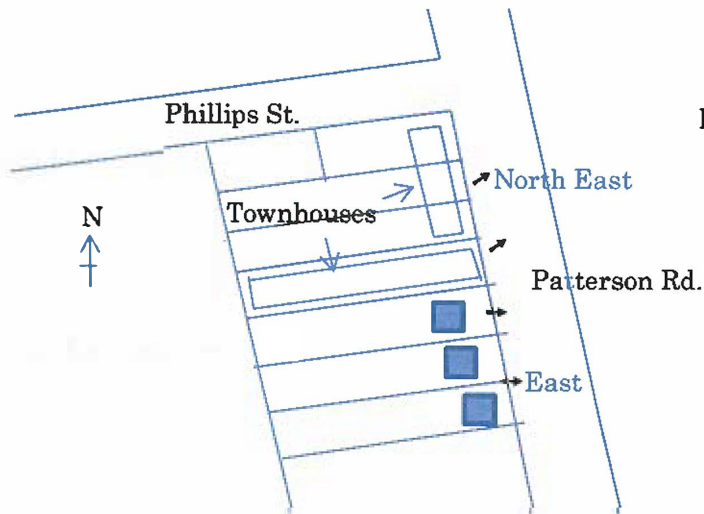
1) The value of our neighborhood is based on the fact that we all have large yards. Therefore, we spend lots of time & labor to keep our yards looking nice so that we can enjoy viewing each other's beautiful yard and space. Now that a 3-story 14-unit townhouse will be built very close all along the side of my property and boundary line, I and my neighbors will no longer be able to enjoy that nice open space. Instead, the townhouse residents will all enjoy the fruits of our labor and privacy without spending any effort and/or money for it. As a result, Farrage Developments Inc. (the developer) will take advantage of our open spaces. This is NOT fair. My property will now be enclosed by the high walls of the 3-story 14-unit townhouse with their many windows. I feel like I have been put in jail as the townhouse residents are free to watch me anytime, anywhere. I feel very sad and cannot sleep well after knowing of this proposed rezoning. I am sure that the developer would feel the same way if he were in my shoes. In keeping with our Residential Single Detached (R2) "bungalow" neighborhood, please only build either 2-story houses or the preferable bungalow types with backyards like our neighbors. The 3-story houses do not fit our residential area.

2) I invested in my property as a Residential Single Detached (R2) for its open space. If I knew that the R2 would be changed to a very cramped Residential Multiple (RM2), I would have never invested in my property.

Eventually, when I become very old, I will have to move out. At that time I will need money; however, I will not have enough money to support myself and my spouse when I do decide to sell this property as the value will have significantly decreased due to the building of these crowded townhouses. Please DO NOT change from R2 to RM2.

P2 Proposed Zoning Change from R2 to RM2 on Patterson Road

3) The houses on Patterson Road are built facing straight towards the East, but the proposed townhouses will be built at a 90 degree angle to Patterson Rd. This will make them face slightly towards the North East making them look non-uniform and out of place. Please build houses facing **straight** towards the **East** like all the existing neighbor's houses do.



Please refer to the diagram on the left to see the difference in direction for the R2 & proposed RM2 houses

4) I have a well. If my well is damaged after Farrage Developments Inc. starts excavating the ground, I would like the developer to dig a new well at his own expense. While I am waiting to use this new well, I would like the developer to supply fresh water for daily use and drinking. In case of damage, please guarantee in writing that the developer will immediately purchase & install a new well and supply us with fresh water every day.

5) Our area is a lowland. Changing the ground level and cutting many big trees may cause extra water buildup in our area. Please guarantee in writing that there will be absolutely NO WATER coming onto my property and my neighbors' properties at any time.

6) When you plant trees, please choose evergreen trees so that the leaves will not fall onto our properties.

7) It is important for the developer to know just how busy and noisy traffic gets on Patterson Road. This is due to the many large vehicles and heavy trucks that use Patterson Road on a daily & nightly basis. It would be wise if the houses are

P3 Proposed Zoning Change from R2 to RM2 on Patterson Road

at least 15 meters away from the road instead of a mere 3 meters. Otherwise, these future residents will suffer from the ongoing traffic noise and vibration, whereby greatly regretting their investment.

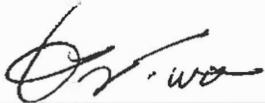
In addition to this traffic disturbance, I remember how the former residents who lived across from Canplas Industries used to often complain of the noise made by that plant. Interestingly, the new owners have already sold their property to the developer after only living there for a couple of years or so.

Furthermore, every winter we are already continuously disturbed by the loud snow ploughing noises heard from the wide parking lot of Alectra Utility Company (Power Stream) and other surrounding businesses. Therefore, we do not need any more new noises. The developer will make more people unhappy if he is not aware of all these noise issues.

8) My neighbors have requested that the developer take care and maintain the lawns of the properties they have purchased until construction begins.

Thank you very much for taking the time to read this, and I would greatly appreciate it if you could kindly and thoughtfully consider these very important concerns not just for us, but also for our neighbors.

Sincerely yours,



Kenji Niwa

MAY 22, 2018

Date



Reiko Niwa

May 22, 2018

Date