



## **Simcoe County District School Board**

1170 Highway 26 West  
Midhurst, Ontario  
L0L 1X0

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[www.scdsb.on.ca](http://www.scdsb.on.ca)

April 23, 2018

Ms. Celeste Kitsemetry  
Project Manager  
City of Barrie  
Planning Services Department  
P.O. Box 400  
Barrie, ON  
L4M 4T5

Dear Ms. Kitsemetry:

DRAFT INDUSTRIAL/COMMERCIAL PLAN OF SUBDIVISION  
CITY OF BARRIE SUBD.FILE NO.: D12-479  
BELL MEDIA  
40 HARVIE ROAD  
CITY OF BARRIE

Thank you for circulating copies of the above-noted draft industrial/commercial plan of subdivision to this office.

The plan permits the development of 8 industrial/commercial lots on full municipal services. Blocks for Harvie Road improvements, Highway 400 and the Bryne Drive extension are shown on the plan in coordination with the City's EA process.

Planning staff have no objection to the proposed industrial/commercial plan of subdivision.

Should you require additional information or clarification, please contact this office.

Yours truly,

A handwritten signature in cursive script that reads "Holly Spacek".

Holly Spacek, MCIP, RPP  
Senior Planner

**Hydro One Networks Inc.**  
**Facilities & Real Estate**  
P.O. Box 4300  
Markham, Ontario L3R 5Z5  
www.HydroOne.com



**Courier:**  
185 Clegg Road  
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO celeste.kitsemetry@barrie.ca

April 24, 2018

Planning and Building Services Department  
City of Barrie  
70 Collier Street. Barrie, Ontario  
L4M 4T5

Attention: Celeste Kitsemetry

Dear Celeste Kitsemetry:

**Re: Draft Plan of Subdivision, Bell Media  
40 Harvie Road, West of Highway 400  
City of Barrie  
File: D12-439**

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Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

The comments detailed herein **do not** constitute an endorsement of any element of the subdivision design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

The following should be included as **Conditions of Draft Approval**:

1. The developer must contact **Roman Dorfman**, Senior real estate coordinator at **905-946-6243** to discuss all aspects of the subdivision design, ensure all of HONI's technical requirements are met to its satisfaction, and acquire the applicable agreements.
2. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
3. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

4. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected where subdivision lots directly abut the transmission corridor after construction is completed.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
6. HONI's easement rights must be protected and maintained.

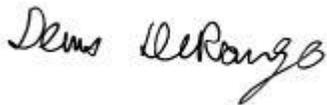
In addition, HONI requires the following be conveyed to the developer as a precaution:

7. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The safe vertical distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the safe vertical distance specified in the *Act*. All parties should also be aware that the conductors can raise and lower without warning, depending on the electrical load placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at [dennis.derango@hydroone.com](mailto:dennis.derango@hydroone.com) or at 905-946-6237.

Yours truly,



Dennis De Rango  
Specialized Services Team Lead, Real Estate  
Hydro One Networks Inc.

Cc: Roman Dorfman – Hydro One Networks Inc.



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

April 30, 2018

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

Dear Celeste,

Re: Draft Plan of Subdivision  
Bell Media  
40 Harvie Road  
City of Barrie  
File No.: D12-439

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

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

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

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

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

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

Sincerely,

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

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

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**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