



Sent via e-mail: Bailey.Chabot@barrie.ca

May 15, 2018

File: D14-1646 / D12-437
IMS: PZOA874 / PSDC683

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

Dear Ms. Chabot:

**RE: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
H&H Capital Group
124, 180, 228 McKay Road West, City of Barrie**

Thank you for circulating the captioned applications to the LSRCA for review and comment. It is understood the Applicant is seeking a Zoning By-law Amendment and approval of a Draft Plan of Subdivision to facilitate the development of the Phase 1 lands (34.669 ha) which will comprise 839 residential units, as well as lands for institutional, parkland, open space and stormwater management uses.

The applications have been reviewed in the context of:

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

The property is within the Salem Secondary Plan area and are designated Residential, Neighbourhood Mixed Use Node and Natural Heritage System. The subject site (Phase 1) is located partially within the Lake Simcoe Watershed and partially within the Nottawasaga Valley watershed, as such; both Conservation Authorities will be reviewing these applications. The following comments apply to lands within the Lake Simcoe watershed only. It is noted that the lands within the proposed Phase 1 development area are designated Residential and Neighbourhood Mixed Use Node; the lands within the identified Natural Heritage System are in the future development / Phase 2 area.

A review of current environmental mapping provides that the subject lands within the LSRCA watershed are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. Accordingly, a permit from the LSRCA would not be required for site alteration or development on these lands. As previously noted, the Phase 2 lands contain a Natural Heritage Feature (woodland) which is identified as being part of the Natural Heritage System per the Secondary Plan.

ZONING BY-LAW AMENDMENT

The application for Zoning By-law Amendment seeks approval to re-zone the subject lands from Agricultural General (Ag) Zone (Town of Innisfil Zoning By-law 054-04) to Neighbourhood Residential Zone (R5), Neighbourhood Mixed Use Zone (NMU), Institutional Education Zone (I-E) and Open Space Zone (OS).

Based on our review of the application for Zoning By-law Amendment from a watershed management perspective, we are satisfied that the proposal is consistent with the PPS and generally in conformity with the Natural Heritage and Hazard policies of the Growth Plan, City of Barrie Official Plan and the Lake Simcoe Protection Plan. We will not be providing any further comments with respect to the application for Zoning By-law Amendment and request that you provide us with notice of Council's decision in this matter.

PLAN OF SUBDIVISION

The technical hydrogeology and stormwater management reviews are currently underway. The Application will be required to provide information demonstrating how LID's will be implemented as well as to demonstrate how the proposed subdivision will be in accordance with LSRCA Technical Guidelines for Stormwater Submissions. Further Hydrogeology and Engineering comments will be provided under separate cover once the review has been completed.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Sincerely,



Melinda Bessey, MSc, MCIP,
Development Planner

c. Darren Vella (IPS)



Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario, Canada L4M 5K3
Tel 705.722.3555 Fax 705.722.6534
www.smcdsb.on.ca

March 19, 2018

City of Barrie
70 Collier St.
Barrie, ON
L4M 4T5

Attention: Bailey Chabot
Planner

VIA EMAIL ONLY

Re: COMMENT LETTER
Application for Draft Plan of Subdivision
Owner: H & H Capital Group Ltd.
Location: 124, 180 and 228 McKay Road West
City of Barrie, County of Simcoe
File No.: D12-437

Dear Bailey Chabot,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the Proposed Draft Plan of Subdivision as described above. More specifically, the proposal consists of the development of 377 single family units, 362 townhouse units and 100 high density units for a total of 839 residential units.

Any pupils that are generated by this development would be within the current catchment area for St. Nicholas Catholic Elementary School and St. Joan of Arc Catholic Secondary School both located in the City of Barrie. St. Nicholas has a Ministry Rated Capacity of 490.0 pupils, and a current enrolment of 248 pupils.

Due to the pace of residential development in the area, the Board requests the following condition of Draft Plan approval:

"That the owner include in all offers of purchase and sale a clause advising prospective purchasers 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."

Final wording of the requested Draft Plan condition shall be approved by the Simcoe Muskoka Catholic District School Board.

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board's response, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Barb Fox', written in dark ink.

Barb Fox
Planning Officer



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

March 16, 2018

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

Dear Bailey,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
H&H Capital Group Ltd.
124, 180, 228 McKay Road West
City of Barrie
File No.: D12-437 & D14-1646

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Bailey Chabot

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Thursday, March 15, 2018 9:03 AM
To: Bailey Chabot
Subject: ZBLA, Draft Plan of Subdivision - 124, 180 and 228 McKay Rd W, Barrie - File No. D14-1646 & D12-437; Your File No. D14-1646,D12-437

Our File No. 82112

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

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

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

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

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

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM. MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk

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

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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

May 17, 2018

Ms. Bailey Chabot
Planner
Planning Services
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NOS. D12-437, D14-1646

Dear Ms. Chabot:

PLAN OF SUBDIVISION/ ZONING AMENDMENT
H & H CAPITAL
124, 180 & 228 McKAY ROAD WEST
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted development application. The draft plan of subdivision includes a total of 839 units in a mix of single family detached units, townhouses and high density residential units. It also includes an elementary school block, Block 52) a park block as well as a stormwater pond and open space. It represents Phase 1 of the developer's lands.

Planning staff note that the public elementary school block (Block 52) is undersized for this Board's requirements (2.3ha) so we are requesting shared parking arrangements with the abutting park block which will be owned by the City.

School boards encourage students to walk to school and hence we take this opportunity to request sidewalks on one side of the road for local roads and on both sides of the road for collector roads such as street "A".

Should you require additional information, 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

Tina Gonneau

From: Paul.Shllaku@HydroOne.com
Sent: Monday, March 26, 2018 2:50 PM
To: Tina Gonneau
Subject: City of Barrie - 124,180,228 McKay Road West - D12-437 D14-1646

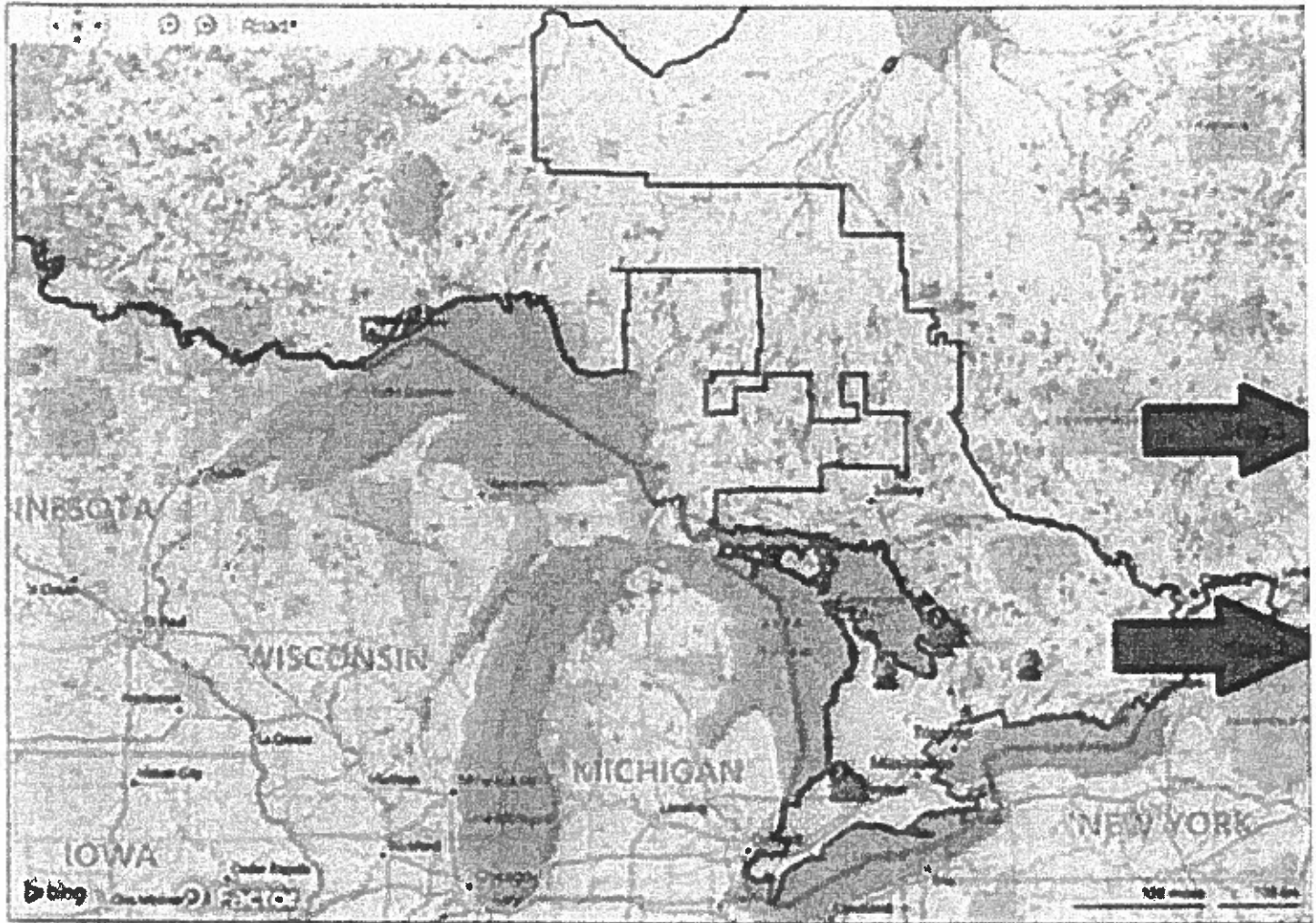
Hello,

We are in receipt of your Plan of Subdivision application, D12-437 D14-1646 dated March 22, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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



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

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

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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