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**From:** Chris Corosky [mailto:ccorosky@armelcorp.com]  
**Sent:** Thursday, February 09, 2012 12:08 PM  
**To:** Celeste Terry  
**Cc:** Ryan Windle; Brandi Clement; Charles Burgess; Joe Wolfond  
**Subject:** RE: NHS - Barrie Heritage

Hi Celeste.

With respect to our Phase IV lands east of the tracks, we do have sign off from the CA to establish a 'development limit', as well as informal endorsement of this 'limit' from the City based on a meeting we had yesterday with Ryan Windle, Steve Naylor, and David Caspick, and Charles Burgess from the CA.

The 'development limit' establishes a line within which we can construct a SWM pond – I presume there may be some minor variation in the field one way or the other, so that once the SWM facility is constructed, the line will be set.

Further, as this is a revision from the pond originally proposed, we do not yet have comment on the revised scenario from GO, hence further potential for change still exists.

In all, until we have draft approval, things are subject to change.

From our telephone conversation and your email below, I am aware that we are 'grandfathered', however I am writing to be certain that we are able to proceed, and complete the process we have been working diligently on for some time with the CA, and city, and that these new policies would not apply to hinder our ability to do this.

Our consultant (Jones) has also written to you in a letter dated Feb 2, 2012 to set out similar concerns on our behalf.

Kindly ensure that our concerns for part of the package for Council's consideration at the Feb 27 2012 public meeting.

Chris Corosky, MA(PI), MBA, MCIP, RPP  
Director, Land Development  
Barrie Heritage Developments Ltd.

[Chris@Armel.ca](mailto:Chris@Armel.ca)

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PHONE: 705-737-1057

FAX: 705-737-0484

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February 15<sup>th</sup>, 2012

Dawn McAlpine  
City Clerk  
City of Barrie, PO Box 400  
Barrie, ON. L4M 4T5

Dear Ms. McAlpine

**RE: Proposed Official Plan Amendment – Natural Heritage Strategy**

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As owner of the property located at the northeast corner of Ardagh Road and County Road 27, which is legally described as parts 11 through 19 (both inclusive) of plan 51R-2843, we are not in favour of the proposed Official Plan Amendment to implement the Natural Heritage Strategy as it relates to our site. I have attached a survey of my lands.

The reason for our position on this matter is due to the fact that the proposed Official Plan Schedule H does not appear to reflect the most up to date natural heritage information gathered on the property. On the proposed Official Plan Schedule H, our entire property has been identified as Level 1 Natural System. It is our understanding that Level 1 is for lands that must be given the greatest degree of protection, and that no development will be permitted to occur. This does not accurately reflect the actual site conditions.

Our site is within the Ardagh West Planning area and has undergone considerable environmental work to define the developable lands adjacent to the Bear Creek Wetland. In partnership with other land owners the reports were submitted in October 2008 to the Ministry of Natural Resources, and the City of Barrie. As a result, the limits of development for our property were subsequently accepted by the MNR in April of 2009 and then also accepted by the City of Barrie.

Based on the results of this report, the City of Barrie has designated a portion of the site Future Urban on Land Use Schedule A within the current Official Plan. The policies of the Future Urban land use designation describe that the intended use of these lands are primarily for residential use. Therefore proposing a new natural heritage schedule which shows our entire site as Level 1 Natural System is incorrect.

Due to the extensive environmental work that has already been completed and accepted by MNR and the City of Barrie, the new map should reflect this, and therefore clearly recognize the portion of our site that is available for development.

Thank you



Ron McCowan

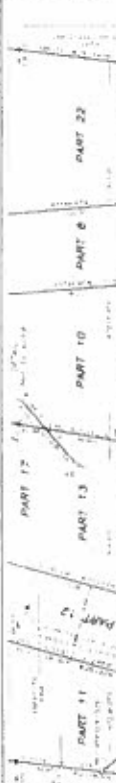
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FIG 14  
AS-  
DATE

LEGEND

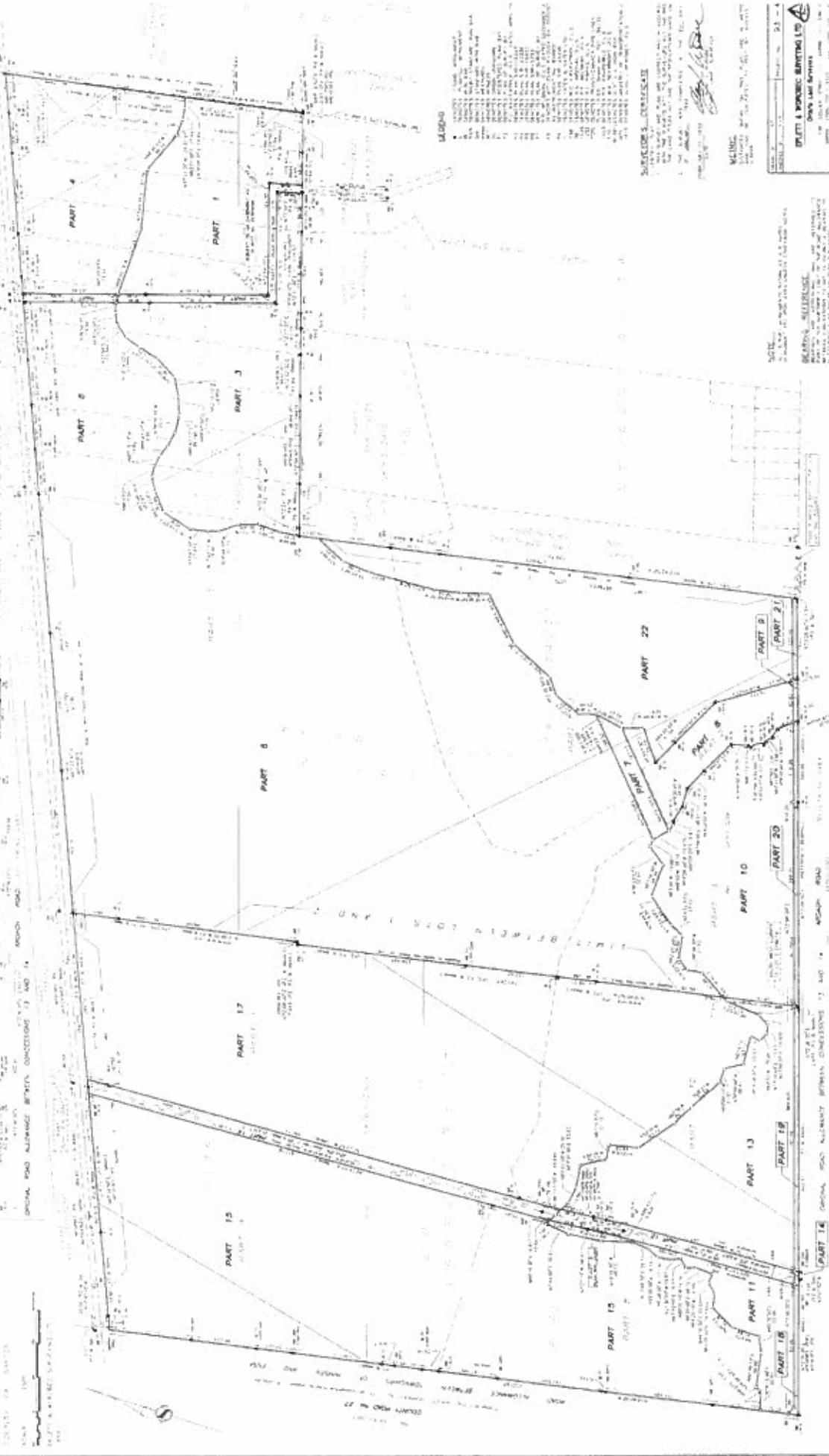
.....	PROPOSED
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PROPERTY DATA

Lot No.	Area (sq. ft.)	Area (sq. m.)
PART 1	...	...
PART 2	...	...
PART 3	...	...
PART 4	...	...
PART 5	...	...
PART 6	...	...
PART 7	...	...
PART 8	...	...
PART 9	...	...
PART 10	...	...
PART 11	...	...
PART 12	...	...
PART 13	...	...
PART 14	...	...
PART 15	...	...
PART 16	...	...
PART 17	...	...
PART 18	...	...
PART 19	...	...
PART 20	...	...
PART 21	...	...
PART 22	...	...
PART 23	...	...



PLAN OF SURVEY OF  
PART OF LOTS 1 AND 2  
CONCESSION 14  
AND ALL OF LOTS 11, 12, 13,  
14, 15, 16, 17, 18, 19 AND 20  
AND BLOCK T  
REGISTERED PLAN 845  
CITY OF  
MICHIGAN



LEGEND

- ..... PROPOSED
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SUBJECT'S CERTIFICATE

NOTE

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.
2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSION OF SURVEYORS.
3. I HAVE BEEN DULY SWORN TO THE ACCURACY OF THIS SURVEY AND I HAVE NOT BEEN IMPAIRS BY ANY INTEREST IN THE PROPERTY SURVEYED.
4. I HAVE BEEN DULY SWORN TO THE ACCURACY OF THIS SURVEY AND I HAVE NOT BEEN IMPAIRS BY ANY INTEREST IN THE PROPERTY SURVEYED.
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23. I HAVE BEEN DULY SWORN TO THE ACCURACY OF THIS SURVEY AND I HAVE NOT BEEN IMPAIRS BY ANY INTEREST IN THE PROPERTY SURVEYED.

DATE OF SURVEY

DRIFT & WOODS SURVEYING LTD.  
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NOTE

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Unit #12

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M3K 2A2

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February 21, 2012

City of Barrie  
Planning Services Department  
70 Collier Street  
P.O. Box 400, Barrie ON  
L4M 4T5

Attention: Ms. Dawn McAlpine  
City Clerk

Dear Madam,

**Re: Notice of Objection  
Official Plan Amendment to Implement the Natural Heritage Strategy  
Public Meeting - February 27, 2012**

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Please accept the following as formal submission with respect to the Official Plan Amendment to implement the Natural Heritage Strategy and the associated Public Meeting scheduled for February 27, 2012, provided on behalf of 2222768 Ontario Limited.

2222768 Ontario Limited is the Owner of 40.27 hectares of land located north of Maplevue Drive, approx 250m east of Yonge Street, in the immediate vicinity of the Barrie South GO station. These lands are currently designated as "Residential", "Open Space" and "Environmental Protection Area" under the 2010 City of Barrie Official Plan. Further, the lands are currently zoned as "Residential (R2)", "Commercial (C5)", "Open Space" and "Environmental Protection".

The noted designations under the Official Plan and the existing zoning are reflective of site specific amendments brought forward in conjunction with the advancement of the Plan of Subdivision, which received approval in 2006 and was further amended in 2008. Although Draft Approval of the Plan of Subdivision ultimately expired in March of 2010, the designations under the Official Plan and the existing zoning remain in place.

Further to the above, the subject lands are identified as a Primary Node for intensification under the 2010 Official Plan.

Notwithstanding the status of the subject lands with respect to the Official Plan, zoning, the lengthy approvals history, and the identification of said lands as a Primary Node for intensification, the proposed amendment would impose a Level 1 Natural Heritage Category over the component of the subject lands designated for Residential, Commercial and Open Space uses.



With respect to the proposed amendment, we offer the following comment.

It is clear from Section 18 of Staff Report PLN013-11, dated May 16, 2011, that it is not the intent of the proposed amendment to infringe on development rights established under existing zoning.

*"Where the existing zoning on a property could permit development, such as residential or employment for example, it is proposed that those development rights not be discontinued and that development may proceed subject to the policies of the Official Plan, Zoning By-law and the appropriate application process as stated in the proposed policy 3.5.2.4 d)."*

Although we agree with the substance of Staff's comments, we do not find the content of policy 3.5.2.4 d) sufficient to adequately ensure the preservation of existing development rights. It is unclear as to what extent the balance of policy 3.5.2.4 would be applied, and to what extent policy 3.5.2.4 d) would apply to future development applications involving amendment of the existing zoning and/or Official Plan.

Furthermore, if the intent is that *"development rights not be discontinued"*, we question the purpose of extending Natural Heritage Categories, as delineated under proposed Schedule H, over areas currently designated for development. In context of the extreme restrictions imposed under policy 4.7.2.2, and the content of proposed 3.5.2.4 a) i), indicating that *"the City will strive to designate all properties within the Level 1 natural system as Environmental Protection Area"*, we find that the content of the proposed amendment is not reflective of the intent.

In addition, if the rationale for the extension of Natural Heritage Categories into lands known to be subject to policy 3.5.2.4 d) is solely to ensure that development applications be subject to an EIS, this requirement is already enshrined under the existing Official Plan policy 6.11 e), to be exercised at the discretion of the City of Barrie

In consideration of our comments, we must object to the proposed amendment as currently drafted. We request that the proposed amendment be revised to remove the Natural Heritage Category, as delineated by Schedule H, from all areas of the subject lands currently zoned for Residential, Commercial and Open Space uses, prior to being brought forward to Council for adoption.

We look forward to further discussion and thank you for your consideration of our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "James B. Bujak".

James B. Bujak, P.Eng.  
Development Manager

c.c. City of Barrie, Planning Services Department, Attn.:

Mr. Stephen Naylor  
Ms. Celeste Terry