

**Opposed Residents of Country Club
Estates adjacent to Proposed
Salem and
Hewitts Secondary Plans**

February 25, 2019

Stephen Naylor, Director
Planning and Building Services
City of Barrie
P.O. Box 400
Barrie, Ontario L4M 4T5

Stephen Naylor:

This letter was originally submitted on December 2, 2016 for the first meeting at City Hall pertaining to this Re-Zoning application for the lands adjacent to this subdivision.

Another letter was received by myself recently with no date, less than a week ago today for a Neighbourhood meeting Jan 9, 2019 at St. Paul's Anglican Church, with no references to the website, which lists all documents in reference to this Draft Plan, which should have been included in the letter for all residents to review. Most of the residents in Dec 2016 who were petitioned did not get the letter issued by the City of Barrie and this time Sergio Morales posted the meeting on the Country Club Estates website and outlined many residents would not receive this letter :

Segio wrote:

“Hi Everyone,

As some of you got the paper notice about the upcoming neighbourhood meeting on the application to re-zone the land to the east of Bartor, I wanted to make sure even those of you that live outside the 240 metre notice radius were still informed (this radius is set by the province by the way, which is why I want to post this to make sure anyone who wants to know is aware. If you know anyone who might not be in this group who lives in the west part of the neighbourhood, please let them know!)

This is not acceptable due to the importance of this development to this community, also the timeline does not allow us to review all the documents and have a complete view of what is being proposed. We are all busy people and to research the full proposal we need time, a couple of months and to plan with the residents to give true feedback, especially right after the year end holidays, a lot of us were travelling, family etc...

However, I cannot make the meeting and the quick review I did have time to do and contacted some of the residents and the requested changes/information is needed.

- 1) Drainage Plan - the current one outlined shows the flow of water draining into the Country Club Estates subdivision. This is unacceptable and the Boiswail technology is not a proven solution, we need a detailed presentation on the drainage plans and assurances our homes will be free from water and no disruption to our current system.
- 2) Many residents have had significant ground water issues, stemming from the high water table which exists in this area and have had to pay substantial fees to rectify the problem which the Developer and City of Barrie passed the plans. In Thicketwood Ave Lots 15-18, City of Barrie Engineering Plan drawing no 0441-DRN a supplementary drainage system had to be installed in these lots due to inadequate draining from the high water tables, decks were not designed to the specifications submitted to the City of Barrie and heaved, so the lack of confidence in this study is evident from the past experience with the Developers and City of Barrie.
- 3) Even after the drainage system was installed the residents still incurred collection of water in yards, basements and had to pay out of pocket to fix the error by the City of Barrie Engineering drawing referred to earlier as the solution.

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- 4) Environmental Study – the current one on the website Natural Heritage Evaluation South Part of Lot 12, Concession 11 City of Barrie Prepared for: Sorbara Group of Companies Prepared by: Azimuth Environmental Consulting, Inc. September 2018 AEC 11-076 is commissioned by the Applicant/Builder and not a independent study like the previous one. It does not outline all the species outlined below which are present and the Hogwerth issue is not addressed as stated below. A new environmental study is requested for the land, vegetation, animals and how they will be affected by these developments and if they meet all EPA acts Federal and Provincial.
- 5) The noise study is also commissioned by the Sorbara Group and outlines all residents close to the development need an air conditioned, closed window space to conform to the standards. This is not acceptable, since the area is in a EPA setting and residents purchased here to enjoy the outdoor greenery areas north of the cities, and to not have the closed window policy outlined. An independent study is required to further evaluate the noise levels acceptable to our residents and how to achieve this within this setting.
- 6) Draft Plan : a 30 metre setback is required from wetland properties, this drawing does not comply, Street B, there is a hard line between Street B and Thicketwood Ave, we are assuming this is NOT a throughway. As outlined below, residents of Thicketwood Ave were sold these lots on the premise by the Builder Pratt Development and subsequent real estate agents that this is not a throughway street, and is a cul-de-sac ending.
- 7) Exceptions in the Transportation Design Manual TDM Review Technical Memorandum for Street B 4.2.2. all the exceptions show this street is non-conformance with street design, too many exceptions for a safe neighbourhood and through traffic, sight distance, stoppage distance, speed, intersections and this is a recipe for disaster. Thicketwood must end at the cul de sac as per all the original City of Barrie drawings for Country Club Estates and previous drafts of this new development and is NOT SUBJECT to use as a throughway for construction vehicles into the new development. Access route through Lockhart in unpopulated land areas is mandatory, as this is an established subdivision, traffic, safety of occupants and children is in our City of Barrie By-laws and construction vehicles are not permitted.

With limited time as I am travelling tomorrow and not available for the meeting I am relying on other neighbourhood consults I have had to attend the meeting and bring up the rest of the issues and I support them.

The following is the original letter outlined for the previous meeting and much of it pertains to this meeting also. The Petition submitted then contained 52 signatures, time did not permit another Petition, but we see in the future it will take place.

We the Residents of the Country Club Estates attached are apposed to the expansion of the Salem and Hewitt's Secondary Plan in general, we received this letter on short notice, not enough time for all residents to review the plans, one petition is enclosed and another petition is still circulating to the rest of the residents and will be forwarded when completed.

We understand a Class Environmental Assessment Study was completed and not communicated to this subdivision to review prior to sending your Notice of Statutory Public Meeting to Consider this Zoning By-Law Amendment and find this information influences this zoning in all ways in their Assessment detrimental to the Environment, Archeological Sites, Heritage Sites, MOECC Noise levels, Traffic congestion to and from this area, and contributing to the subsequent congestion on the 400 Highway which is now out of control, giving stress to our residents in everyday life commuting to the GTA in the summer months when cottage traffic dominates in the Barrie area and disrupting this community.

Wildlife present now and observed daily which are not in the above report are turkey families, flocks of geese, rabbits, possum, deer, dens of coyotes exist in the wetlands, all will be harmed by this expansion.

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The Expansion will create more commuter traffic south on the 400 Corridor, with the rising cost of Residential ownership in the GTA and surrounding areas, this will attract more commuters to this area, the Urban Plan is not conducive to this big picture. Widening of the arterial roads will not attribute to the new commuting traffic on the 400 South Hwy, this will only create more commuter traffic, accidents, more snow removal costs, road maintenance costs and on and on....

We object to this plan it is too preliminary until the 400 Highway is 4-6 lanes on each side, all major routes to the 400, are widened to 4 lanes on each side, Lockhart Road, 10th Sideroad, Innisfil Beach Road, the on ramps and exits to the 400 are all upgraded Innisfil Beach Road, Hwy 89, Hwy 88, due to many accidents already every year the statistics are out of control, we are requesting a full study of the traffic including accidents in this corridor. Proper lighting on all these arteries is mandatory and needed badly.

Mapleview Drive with the Expansion of the Park Place shopping district up to Bryne Drive areas is at gridlock all day now, when it is cottage country traffic it is even worse, a 1 kilometre stretch can take up to 45 minutes or more in most cases, the exit off the 400 into the South Barrie Shopping corridor is consistently backed up and needs expansion, residents are currently putting up with the closure of McKay Ave a backroute which has caused even more congestion, if this expansion is put forth massive wait times and congestion is extremely apposed and a study presented to the residents is to be approved before any road expansion is considered.

Commuters now leave at 5 am to drive into their jobs south to avoid heavy traffic, due to the lack of well paying employment within the City of Barrie, it is now a commuter city because of this, with this plan 4 am will become the norm, snowplows do not come out to clean roads at that time now, it will cause major accidents and Barrie will become a higher Auto Insurance category for residents, we will all feel the increases. The sleep deprivation this creates on residents is proven to be detrimental to overall health and well-being of residents, this will create more uneasiness, stress and not contribute to a happy and healthy standard of living in this area as our residents currently are happy with, even with the small expansions now in Innisfil with their residential expansion, traffic is becoming unbearable.

We see no reason to upset the current peaceful living environment in this subdivision, harming the Naturalization environments by building on this land and adding stress to residents with the traffic and congestion concerns, we ask to leave this subdivision and surrounding areas as is, by adding this expansion the City of Barrie is contributing a large emission to the Carbon footprint of Ontario and is counterproductive to the Federal and Provincial plans to cut emissions, the residents want to see a study in this regard.

For the Residents of Fenchurch and Thicketwood Ave, an extension of this street east into another subdivision is apposed due to the Naturalization areas, off Thicketwood and farmland, treed areas off Fenchurch, Thicketwood being so close to the proposed Northern road highlighted on the attached Appendix 9B on the Masterplan. This will only create traffic congestion in both areas, Fenchurch is currently not patrolled, speed bumps have been applied in some areas to stop it, but without resolve, for Thicketwood on a small narrow street where backing into the street is the only way for residents to exit their properties and the risk will be increased for accidents if a through street is a result and it is adamantly apposed.

This area is also infested with Giant Hogweed, existing for 15-20 years which the City of Barrie is aware of and never alerted the residents here of the danger involved with this vegetation. The planned road is located on this Giant Hogweed area located in and beyond the designated Naturalization areas and is spreading, this causes permanent skin lesions and blindness and harms human populations, see highlighted area of the drawing off Thicketwood Ave and information references enclosed on the harmful *Heracleum mantegazzianum* (Hogweed).

The residents of Country Club estates experienced high water table issues on Bartor Blvd, Fenchurch Manor and most residents backing onto the Naturalization Wetlands north on Thicketwood Ave, in which the City of Barrie and the Builder/Developer did not rectify in most cases, the residents have had

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added costs to find remedies to the water collecting in their yards with minimal help from the City of Barrie. The area as per your drawings show and online is surrounded by Wetlands and residents need to be protected from any water draining toward their existing properties and detailed plans need to be provided to residents with clear explanations of how these systems will be impacted on their properties, again this is a procedure needing approval from residents for this expansion.

The initial extension from Thicketwood as outlined on the map, would not serve any purpose as housing could not be approved due to the closeness to the Naturalization area up to the proposed Storm Management, this part of the road is particularly not needed and would upset the dynamic of Naturalization land and its purpose as well as the residents on that street for undue thoroughfare congestion of unnecessary traffic passing through a quiet area. Residents were sold these properties on their purchase and sale agreements have no clauses showing expansion in this area, nor were ever officially updated as to the plans by the City of Barrie until this recent letter.

Please see the attached petition of these residents and take the above input as apposition to this Zone By Law Proposal for the Hewitt Secondary Plan.

The residents of Country Club Estates and Thicketwood Ave are requesting to be advised of every action taken that effects the Zone By Law Proposal by written mail for their records and be involved in the expansion of their street and area and request any changes to be addressed prior to any decision taken forthwith to prepare for other actions by residents including legal and appeal processes.

Other feedback on the current Country Club Estates subdivision is the park that was built after much petitioning is not usable for all the residents, the playground is only for small children. Other children in this area need a safe place to ride bikes, skateboards, scooters etc, soccer, baseball and football and we request this park be updated to accommodate the activities and more, we expect feedback on this request and proposals communicated to us.

Residents of Country Club Estates

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From: Joanne Blouin
Sent: Friday, February 22, 2019 9:39 AM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>
Subject: Fw: 400 Lockhart Road - Proposed Zoning By-law Amendment & Draft Plan of Subdivision(File: D12-440 & D14-1658) - Feb 15, 2019 @ 2 pm

Good Morning,

Hope you had a great week so far.

There is a proposed development happening behind our subdivision and I have numerous concerns about this possible development. There is a meeting on February 25th about this development however I am unable to attend and want to ensure my voice is heard. I did send this list to Andrew Gameiro already but thought I would send it to you as well. Andrew did receive it and responded back immediately. I was impressed with his professionalism.

Below are my concerns:

1) When we purchased this house we were the second owners of the house. The agent told us the land behind us was Environmentally Protected land and that increased the price of the house by \$20,000. We're upset that we were misled and that now the tree's will be ripped down and the value of our house will go down even more.

2) Instead of removing all the tree's from the back of our lot why not leave some of the trees and then sell the single unit homes for a premium price because they have a buffer of tree's behind them?

3) None of the houses on our street built proper fences in the back because we thought the land was EVP. Since this is something we didn't expect would the developer be willing to help all the neighbours on this street in paying for back fences?

4) Another idea is to help us by planting big spruce tree's in the back to help provide some privacy from these new houses.

5) In regards to ripping all the tree's out from behind our houses we are also concerned that this will lead to damage to our homes. By digging out the tree's it could cause our fences, decks and homes to shift.

6) Also by ripping out all the tree's and building behind us we're worried that this will increase the flow of water onto our property and we don't want water issues. There is enough water issues in this subdivision. We have a catch basin at the back of our property to try and control water and all the digging in the back could worsen the water issues.

7) During the meeting in December it was mentioned that Fenchurch will be a main collector road for the new subdivision. This causes concern because why would our little subdivision be the main artery for a huge subdivision. We have a 3yr old and want to live in a safe neighbourhood without the concern of lots of traffic.

8) Also what will be done to help with traffic? As a commuter the addition of 500 houses will really add to my morning commute. Has planning been done to widen Lockhart Rd?

9) The land behind us is on a hill and we worry that this will make water flow onto our property

10) Will work on this development be only on week days? How long will it be for? We want to be able to sit outside and enjoy our backyard in the summer time weekends and not have to worry about our son hearing all the noise of trucks or breathing in all the dust and dirt.

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11) How tall will the town home units be in this development? If these town homes are any more than 2 levels they will tarnish privacy and bring down the value of the single unit houses.

12) All the existing home owners have tree's with roots that extend onto the developers land. When they start digging and excavating this is going to damage the roots of our tree's and could cause the tree's to die and possibly land on our homes or the property of the new development.

13) The noise, dust, debris and diesel fumes that will happen once they start excavating back there can cause health problems, and that concerns me for our 3 year old.

14) An idea could be to leave the tree's where they are and make the tree line area part of the green space that has been allocated. Leaving the tree's where they are and re-designing the development would be perfect. The tree's add so much beauty. They reduce pollution, act as a wind breaker, create cool breezes on hot days and there is lots of wildlife back there.

I think that's all for now, if I think of anything else I'll send another email.

Have a Great Weekend,
Joanne Blouin-Dafoe
