

**From:** Timothy Salkeld <[tsalkeld@nvca.on.ca](mailto:tsalkeld@nvca.on.ca)>  
**Sent:** Thursday, September 8, 2016 1:30 PM  
**To:** Stephen Naylor  
**Subject:** Proposed Official Plan and Zoning By-law Amendment, Little Lake Senior's Community Inc.  
480-500 Duckworth Street

Hi Stephen.

The NVCA provides the attached comments for this proposed OPA/ZBA. We had previously reviewed the proposal and you will find an e-mail chain below.

Trusting this is of assistance. Regards;

**Tim Salkeld | Resource Planner**

**Nottawasaga Valley Conservation Authority**  
8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
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**From:** Timothy Salkeld  
**Sent:** July-19-16 2:15 PM  
**To:** 'bailey.chabot@barrie.ca'  
**Cc:** Tom Reeve  
**Subject:** Little Lake Senior's Community Inc. 480-500 Duckworth Street

Hi Bailey.

It is our understanding this proposal involves the establishment of a parking lot on lands which may be deemed surplus by the City of Barrie. The NVCA previously provided pre-consultation comments on the proposed Official Plan and Zoning By-law Amendment for this property (below in yellow). In light of the comments below and in an effort to streamline the approvals process, the NVCA is prepared to defer the review of stormwater management for this site to the City of Barrie.

Trusting this is of assistance. Please feel free to call if you wish to discuss. Regards;

**Tim Salkeld | Resource Planner**

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From: Timothy Salkeld  
Sent: April-04-16 3:07 PM  
To: Janice Sadgrove ([Janice.Sadgrove@barrie.ca](mailto:Janice.Sadgrove@barrie.ca))  
Cc: [Frank.Palka@barrie.ca](mailto:Frank.Palka@barrie.ca); [Clare.Maher@barrie.ca](mailto:Clare.Maher@barrie.ca); Tom Reeve; Lee Bull; 'Tami.Kitay@barrie.ca'; Richard Forward; 'Stephen.Barks@barrie.ca'; Andrew Gameiro; Tracy Stevenson  
Subject: Little Lake Senior's Community, External Parking on Surplus lands

Hi Janice.

The NVCA has reviewed the "Preliminary Stormwater Design Brief" prepared by Jones Consulting dated March 2016 prepared in support of the additional parking space for the Senior's building. We understand the lands are owned by the City of Barrie and may be deemed surplus after the interchange construction.

The property falls within the regulatory jurisdiction of the NVCA where a permit (or clearance) is required under Ontario Regulation 172/06 established under the Conservation Authorities Act. The property is development regulated by the NVCA as it falls within 120 metres of the Provincially Significant Little Lake/Willow Creek Wetland. The property is less than one hectare in size and does have some tree cover but, the feature is isolated on the landscape due to extensive development on all sides. From our perspective, stormwater management would appear to be the key component in the protection of the nearby wetland and Little Lake. The Preliminary Stormwater Design Brief indicates that the standard stormwater objectives are being met. The NVCA would not anticipate this development would have negative impacts on environmental features provided appropriate stormwater management is implemented.

The design brief indicates that an Official Plan and Zoning By-law Amendment may be required to permit the proposed use. Based upon our assessment of environmental features on and surrounding the property, the NVCA would not oppose the applications under the Planning Act. It is our understanding that through the planning process, a detailed stormwater plan would be produced to meet water quality and quantity guidelines. Potentially, this is a site that the NVCA may recommend deferring detailed review of the stormwater management to the City of Barrie.

Please note these comments are preliminary in nature and additional comment may follow with the provision of additional information for review.

Trusting this is of assistance. Regards;

Tim Salkeld | Resource Planner

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