

From: Blaney, Cameron (MTO) <
Sent: Thursday, August 24, 2023 2:43 PM
To: Logan Juffermans <Logan.Juffermans@barrie.ca>
Cc: Dorton, Peter (MTO)
Subject: FW: Notice of Complete Application & Public Meeting (D30-018-2023 - 582 Essa Rd)

Hello Logan,

582 Essa Rd is outside of MTO permit control area and does not require MTO review or permits.

Cameron Blaney (He/Him) | Corridor Management Planner York & Simcoe

Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 416-358-7871 Email: cameron.blaney@ontario.ca

Ontario 

From: Gopinath Muniyandi <
Sent: Monday, June 12, 2023 2:50 PM
To: Wendy Cooke <Wendy.Cooke@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>
Cc: Gary Harvey <Gary.Harvey@barrie.ca>; Shobhitha Gopinath <
Subject: 582 Essa Road Development Concerns

Gopinath Muniyandi & Shobhitha Gopinath

June 12, 2023

To,

Barrie City Council Members,
70 Collier St,
Barrie, ON L4M 4T5

Subject: Request to Include Concerns and Requirements for Proposed Development at 582
Essa Road in the Next Council Meeting

Dear City Council Members,

I am writing to express my concerns as the property owner of _____, Barrie,
regarding the proposed development at 582 Essa Road.

We kindly request that you add the following requests and concerns to the file and discuss them
during the upcoming council meeting:

1. Privacy screens and landscaping: I request that the apartment building planned for 582
Essa Road incorporates privacy screens, such as tall fences or vegetation, to prevent
direct views into my property. This will help maintain the privacy and tranquillity of my
backyard.
2. Setback requirements: It is important to me that the proposed apartment building
adheres to the required setback distances from property lines. These setbacks determine the
minimum distance between the building and my property, ensuring adequate space and
minimizing potential visual and noise impacts.
3. Lighting and windows: We urge the inclusion of measures in the building's design to
minimize light pollution. Downward-facing outdoor lighting and appropriate window treatments
should be implemented to prevent direct line-of-sight into my property, preserving the ambiance
of my home.
4. Noise mitigation: During the construction of the building, we expect the developers to
follow strict noise-reduction measures. This includes using soundproofing materials and triple-
glazed windows for my living room and bedrooms facing 582 Essa Road to minimize noise
pollution and ensure a peaceful living environment.
5. Construction impact mitigation: I kindly request that the developers assess the potential
impacts of the construction process, such as dust and vibrations. I urge them to implement

measures to minimize disruptions to my property during the construction phase, safeguarding the integrity and safety of my home.

6. Property value considerations: The proposed apartment building, due to its height and potential privacy concerns, may significantly impact the value of my property. I request that the builder provide compensation for any substantial devaluation caused by the development, considering both property value and rental considerations.

Furthermore, I would greatly appreciate clarification regarding the zoning change associated with this project. Kindly add me to the public meeting and confirm the event schedule, ensuring I have the opportunity to voice my concerns and seek clarification.

Thank you for your attention to this matter. I look forward to your prompt action and resolution of these concerns. Should you require any further information or clarification, please do not hesitate to contact me at the provided contact information.

Best regards,

Gopinath Muniyandi &
Shobhitha Gopinath

From: Planning Dept <Planning@nvca.on.ca>

Sent: Friday, August 18, 2023 3:07 PM

To: Melissa McCabe <Melissa.McCabe@barrie.ca>

Cc: Logan Juffermans <Logan.Juffermans@barrie.ca>; Davin Metheral <dmetheral@nvca.on.ca>

Subject: RE: Notice of Complete Application & Public Meeting (D30-018-2023 - 582 Essa Rd)

Good afternoon,

Thank you for the opportunity to provide comments on the proposed Zoning By-law Amendment on the property located at 582 Essa Road in the City of Barrie.

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the proposed amendment which seeks to amend the current zoning on the property from 'General Commercial' (C4) to 'Mixed Use Corridor' (MU2) in support of an 8-storey mixed use building. Based upon our mandate and policies under the Conservation Authorities Act, we have no objection to the approval of this application.

Kindly,

Mariella Leccese (she/her/hers)
Planning & Regulations Assistant – Co-op

Planning Department
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479
planning@nvca.on.ca | www.nvca.on.ca

Date: July 20th 2023

Attention: **Logan Jufferman**

RE: Request for Comments

File No.: **D30-018-2023**

Related Files:

Applicant: 2858098 Ontario Inc.

Location 582 Essa Road



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COMMENTS:

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

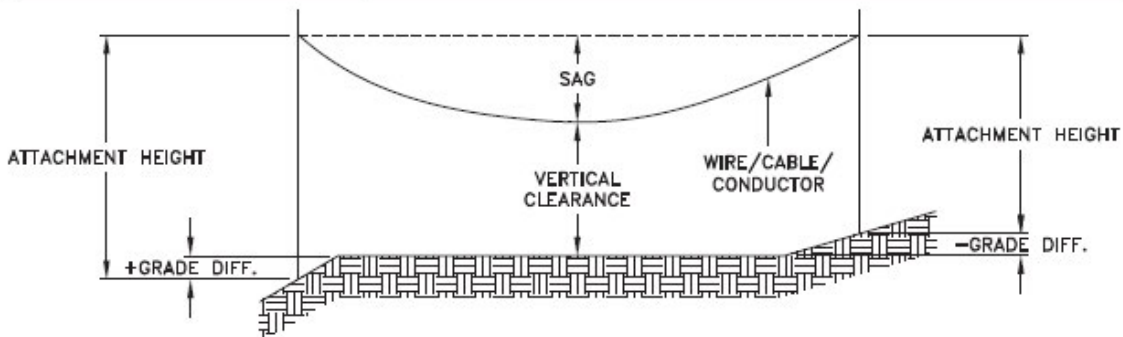
If more information is required, please contact:

Mr. Stephen Cranley
Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

REFERENCES

SAGS AND TENSIONS SECTION 02

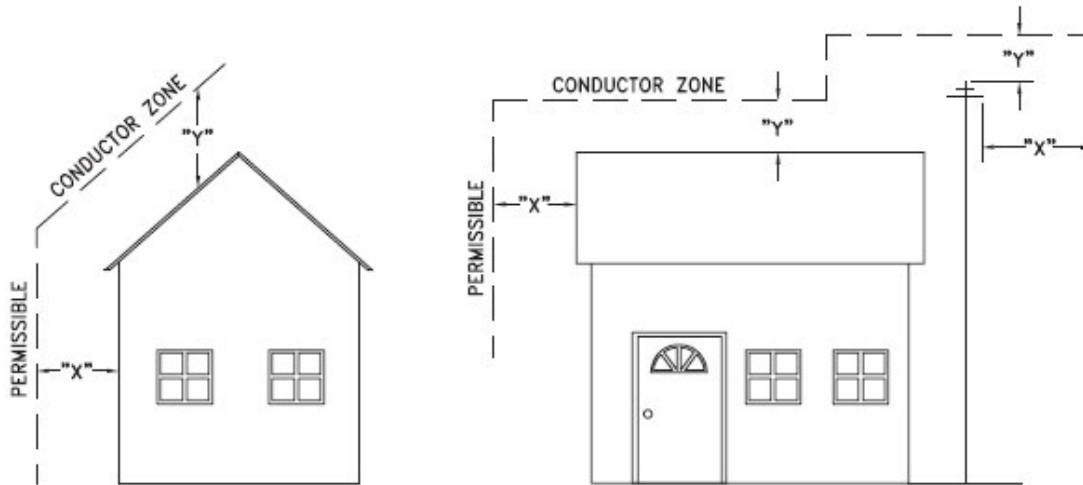
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:27:02 AM, Adobe PDF