


TO: GENERAL COMMITTEE


SUBJECT: CITY COUNCIL "BUMP UP" REQUEST FOR SITE PLAN APPROVAL FOR PLACE OF WORSHIP AT 650 ESSA ROAD (HOLY SPIRIT PARISH)

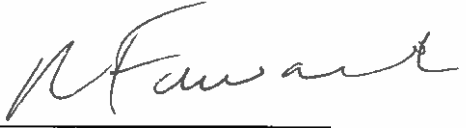
PREPARED BY AND KEY CONTACT: R. WINDLE, M.C.I.P., R.P.P., MANAGER OF DEVELOPMENT CONTROL, EXT. 4324

F. PALKA, C.E.T., SENIOR DEVELOPMENT SERVICES TECHNOLOGIST, EXT. 4445

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES 

R. W. MCARTHUR, P. Eng. DIRECTOR OF ENGINEERING 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG. GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG. ACTING CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the conditions of site plan approval for lands owned by Roman Catholic Episcopal Corporation for the Diocese of Toronto, located at 650 Essa Road, as approved by the Manager of Development Control and issued on July 16, 2010 be approved as outlined in Appendix "A" and that the Mayor and Clerk be authorized to execute the Site Plan Agreement.
2. That the following condition be added to the site plan conditions. "The water distribution system on Essa Road from approximately 230 metres south of Coughlin Road to approximately 400 metres south of Coughlin Road is to be constructed by the owner/applicant at 650 Essa Road under the requirements of Section 326 of the Municipal Act. Under the Act, the owner/applicant will be reimbursed by any benefitting landowners and the City of Barrie when the reconstruction of this section of Essa Road (Coughlin to Mapleview Drive) is approved in the capital budget. The owner/applicant will also be required to pay their fair share of the watermain cost fronting their property under Section 326 of the Municipal Act when this section of road is reconstructed."
3. That a by-Law be prepared to authorize the recovery of capital costs for the installation of a watermain on Essa Road from approximately 230m south of Coughlin Road to approximately 400m south of Coughlin Road, through the collection of a per metre frontage charge plus lateral costs from benefitting properties abutting the proposed new sections of watermain, as provided under Section 326 of the Municipal Act, with payment options as detailed in Appendix "C" of staff report PLN009-12.

PURPOSE & BACKGROUND

4. The Director of Planning Services received an email from Councillor John Brassard on February 2, 2012 requesting that the site plan approval conditions for the development at 650 Essa Road (Holy Spirit Parish) be considered by Council rather than through delegated site plan approval by the Director of Planning Services.

Location Map



D11-1550
FEBRUARY 16, 2012

5. The site plan approval would normally be processed by way of delegated approval granted by Council to the Director of Planning Services, the Manager of Development Control and the Manager of Policy Planning. However, in this case the applicants advised staff that they were not in agreement with certain conditions of site plan approval. The Director of Planning Services and other City staff met with the applicant and their consultants on February 2, 2012 and were able to reach a satisfactory resolution to all but one of the conditions. The one condition that remains outstanding is the requirement to provide a slip-around lane on Essa Road to the satisfaction of the City. As such, the Ward Councillor has requested a "bump up" to Council to address this outstanding condition. Specifically, the applicant is requesting Council consider removing the following site plan condition:

"Prior to church occupancy, the Owner/Applicant is to construct a southbound left turn slip-around lane on Essa Road at the proposed entrance and show this on the proposed site plan drawings with dimensions and applicable signing to the satisfaction of the Engineering Department."
6. In addition to the condition issue outlined above, staff are recommending General Committee add a further site plan condition and pass a by-law to address the installation of a watermain on Essa Road and associated cost recovery. Currently, there are portions of Essa Road between Coughlin Road and Mapleview Drive with no watermain. The proposed church development plans to construct a watermain on Essa Road from the existing terminus south approximately 170 metres to their property line then across Essa Road to loop an existing watermain on the church property. The new main will service another property therefore a by-law is required to recover watermain installation costs from benefitting property owners. See Appendix "B" for the Essa Road Watermain Illustration map.
7. Section 326 of the Municipal Act, 2001 allows a municipality to pass a by-law that identifies a special service, the cost of that service, the area that benefits from the services and recovery of costs related to the service from those who benefit. A by-law under section 326 for cost recovery of funds, which will be reimbursed to the church for the installation of a watermain along Essa Road, is being requested in the recommended motion.
8. The Engineering Consultant on behalf of the church has prepared engineering drawings and is in the process of issuing a tender for the construction of the Essa Road watermain from approximately 230 metres south of Coughlin Road to approximately 400 metres south of Coughlin Road. The tender is expected to close the middle of March 2012 with a minimum of three (3)

tender bids submitted from prospective contractors. Upon successful award of the tender contract the costs may be adjusted up or down.

ANALYSIS

Slip-lane Site Plan Condition

9. The slip lane requirement was reviewed in the context of the site plan submission and concerns over left turn movements from a busy arterial road (Essa Road) have been identified. Staff have concerns that without the installation of a slip-lane, Essa Road will function at a reduced capacity notwithstanding the safety issue of left turning vehicles into the site. It is staff's opinion that this could expose the Municipality to a possible liability.
10. The owner provided some details associated with where the congregation/parishioners reside and potential travel pattern to the church property. Staff reviewed the information provided and concluded that the level of technical detail was not sufficient to meet the requirements of a transportation analysis per the Urban Design Guidelines and current standards. The information provided does not support the removal of the slip lane. Engineering staff performed an analysis to determine if a left turn lane is warranted for Essa Road at the access to the proposed church property. Utilizing current traffic data on Essa Road of approximately 375 vehicles per hour, per direction for a weekend peak period, with a posted speed of 60 km/hr (design speed of 80 km/hr) and the proposed 60 southbound left turning vehicles per hour, a southbound left turn lane is warranted as per Chapter E of the Geometric Design Standards for Ontario Highways.
11. Auxiliary or slip-around lanes allow turning vehicles to leave the through traffic lanes, thereby minimizing interference with through traffic while providing storage of vehicles waiting to complete the turn manoeuvre. The slip-around lane is advantageous, particularly on high-speed arterial roadways like Essa Road because the driver of a vehicle on the roadway has no choice but to slow down on the through traffic lane if a slip-around lane is not provided. If no left turn slip around lane is provided, motorists may be stopped on the through lane of an arterial roadway causing impatient motorists to use the shoulder to avoid the stopped vehicle, creating an unsafe situation depending on the speed of the vehicle.
12. It should be noted that Essa Road is classified as an arterial roadway with a two lane rural cross-section carrying approximately 10,500 vehicles per day south of Coughlin Road.

S. 326 By-law for Watermain on Essa Road

13. The church extended a watermain from the south east corner to the north west corner of the subject property. This resulted in a long dead end watermain that, when tested, did not provide the minimum fire flows. To provide the required fire flows the watermain is to be extended west across Essa Road then north along Essa Road to connect into the existing watermain. This new section of main on Essa Road will provide service to one property on the east side of the road north of the church property.
14. The watermain to be constructed will improve the distribution of water throughout the watermain distribution network to accommodate growth in water demand and provide fire protection to the area and will extend the City's potable (drinkable) water supply to properties that are currently un-serviced, and allowing for more development.
15. There is one (1) property in the area where new water servicing will be installed. The west side of Essa Road is reverse frontage residential development that is fully serviced. Section 326 charges would be recovered from the benefitting owner as well as from the City.

16. A letter will be distributed the week of February 20, 2012 to the affected property owner advising of the cost estimates that will be applied to the property and the payment options available.
17. The frontage costs are presently based on estimated construction costs. Based on the Engineering Consultant's estimates for construction unit rates, the water frontage rate is estimated as \$261.82 per metre and the water service costs are estimated at \$1,400 for a standard size, 19mm service. Once tenders have been opened, the charges will be re-calculated, and the property owners advised in advance of the award of the tender. Provided costs to benefitting property owners is less than 110% of the above estimate, the project will proceed to construction.
18. The watermain will be installed and the existing roads and boulevards will be returned to their original condition, or better. Upgrades of the roadway and drainage to an urban standard will be deferred until the funds are budgeted and approved by Council.

ENVIRONMENTAL MATTERS

19. The following environmental matters have been considered in the development of the recommendation:
 - a) Sedimentation and erosion control measures during construction of the watermain.

ALTERNATIVES

20. There are two alternatives available for consideration by General Committee:

Alternative #1 General Committee could agree with the developer that the "slip" lane is not required and this condition be eliminated from the Site Plan Agreement.

Staff does not recommend this alternative as staff believe the "slip" lane is necessary due to safety concerns and traffic flow along Essa Road.

Alternative #2 General Committee could decide to not apply frontage charges for the watermain under Section 326 of the Municipal Act.

The City typically applies frontage charges and lateral costs to property owners fronting watermain projects where no servicing existed previously.

FINANCIAL

21. The estimated cost of the left turn slip-around lane is \$100,000.

22. The following table summarizes the current estimated project costs and shows how they are shared between the local property owners and the Corporation.

ITEM	DESCRIPTION	PROJECT COST	COST SHARING	
			PRIVATE PROPERTY OWNER COST	CORPORATION COST
1.	Water Servicing	\$86,400.00	\$7,854.60	\$78,545.40

Note: The private property owner cost share is low as there is only one benefitting property owner and, per City policy, the maximum chargeable frontage is 30 metres per property.

23. The church will pay the City portion of the cost at this time and the City will reimburse the church when the road reconstruction of Essa Road from Coughlin Road to Mapleview Drive West is undertaken in the future. The private property owner share would be collected by the City and forwarded to the church.
24. The church will agree that in future when the Essa Road reconstruction is undertaken and the watermain is extended across their frontage, they would pay their share of the water frontage charge calculated at that time.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

25. The recommendation included in this staff report supports the following goals identified in the 2010-2014 City Council Strategic Plan:

Attract, Retain and Expand Business for Barrie.

26. The new watermain will:

- a) improve the distribution of water throughout the watermain distribution network to accommodate growth in water demand and provide fire protection to the area; and
- b) extend the City's potable (drinkable) water supply to properties that are currently un-serviced, and allowing for more development.

Attachments: Appendix "A" – Site Plan Conditions Issued July 16, 2010
Appendix "B" – Essa Road Watermain Illustration
Appendix "C" – Payment Options

APPENDIX "A"

Site Plan Conditions Issued July 16, 2010

File: D11-1550, 650 Essa Road

SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING

Section 41(13) b of *The Planning Act* allows Council to delegate by By-law Council's authority to approve site plans to an appointed officer of the Municipality.

Council By-law 99-312, as amended, has delegated Site Plan Approval authority to the Director of Planning Services, Manager of Development Control and Manager of Policy Planning. This authority permits the appointed officer(s) to recommend that the City Clerk prepare site plan agreements for execution and registration on title.

The appointed officer hereby grants Preliminary Approval to Site Plan Application File D11-1550 located at 650 Essa Road on lands owned by the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada upon registration of the development agreement for the above noted property to be prepared and completed in accordance with the following requirements:

This approval shall relate to the following plans as amended, if necessary:

	<u>Designer/Architect</u>	<u>Plan No.</u>	<u>Date/Rev.</u>
a) Site Plan	Larkin architect limited	A-1.1	April 2010
b) Survey	Larkin architect limited	A-1.0	April 2010
c) Building Elevations	Larkin architect limited	A-3.1 to A-3.4	April 2010
d) Landscape Plan/Details	Vertechs Design Inc.	L100	Mar 12/10
e) Erosion Control Plan	Pearson-McCuaig Engineering Ltd.	EP-1 ND-1, ND-2	03/08/10
f) Site Grading	Pearson-McCuaig Engineering Ltd.	SG-1	03/08/10
g) Site Servicing	Pearson-McCuaig Engineering Ltd.	SS-1, SS-2	03/08/10
h) Stormwater Management Plan	Pearson-McCuaig Engineering Ltd.	STM-1	03/08/10

A conditional permit under Subsection 8(3) of the *Building Code Act* may be considered on its individual merits prior to the registration of a development agreement provided that in addition to the requirements under the Ontario Building Code the owner shall:

- agree in writing to satisfactorily address all conditions listed below;
- provide all required securities;
- provide all required administration fees, payment of costs associated with the preparation of a development agreement;
- provide a clearance letter or permit from the applicable conservation authority if required;
- comply with zoning by-law requirements;
- pay all applicable fees (i.e. building permit, cash in lieu of parkland, City of Barrie Act, development charges).

Prior to the appointed officer recommending that the City Clerk execute the Site Plan Agreement, the following requirements shall be satisfied and/or addressed:

File: D11-1550, 650 Essa Road

Revisions

- A. That the plans be amended to reflect the following:
- i) Correct spelling of the word "pedestrian" on the Site Plan;
 - ii) Fire hydrant and Fire department connections shall be visible and accessible at all times. Trees and shrubbery are shown in close proximity. Plantings to be revised as needed to insure visibility and accessibility.
 - iii) 1M2 hard packed surface to be provided under Fire Department connections.
 - iv) That the site plan drawings be amended as necessary to conform to the Engineering Department's technical requirements and current standards as identified in their comments dated February 3, 2010 and email correspondence dated July 2, 2010.

Engineering

- B. Prior to Church occupancy, the Owner/Applicant is to construct a southbound left turn slip around lane on Essa Road at the proposed entrance and show this on the proposed site plan drawings with dimensions and applicable signing to the satisfaction of the Engineering Department.
- C. The Owner/Applicant dedicate to the City of Barrie a 3m road allowance widening along the entire frontage of the subject property to facilitate future widening of Essa Road.
- D. Upon installation of site services, the Owner/Applicant register a 6 metre municipal service easement along the north property boundary and a 14 metre municipal service easement along the east property boundary to the satisfaction of the Engineering Department.
- E. The owner/applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of water and sanitary servicing for the proposed development, all to an appropriate connection/outlet. Detailed water servicing requirements are available through the Engineering Department.
- F. The owner/applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of the storm servicing works including parking lot construction and grading, all to the satisfaction of the Engineering Department.
- G. The owner/applicant will be required to retain a licensed experienced civil consulting engineer to provide a detailed Stormwater Management Report. The consultant will also be required to obtain, if necessary, MOE approvals for the implementation of any stormwater management works on-site, all to the satisfaction of the Engineering Department.
- H. Before any site alteration within the subject property, the owner/applicant or his agents will apply for a Site Alteration Permit, as described within By-law 2006-101. Prior to the commencement of any works within the site, all requirements, obligations and control measures, as described within By-law 2006-101 will be in place and undertaken to the satisfaction of the City of Barrie. Furthermore, it will be the owner/applicant's responsibility, through his professional consultant to maintain the said work for the duration of the subject property.
- I. The water distribution system within the limits of this site plan is privately owned and shall be maintained by the owner/applicant, and any hydrant installed on-site shall be deemed privately owned. All hydrants have to be maintained as per fire code/insurance requirements.
- J. The owner/applicant will be responsible for obtaining a Right-of-Way Activity Permit prior to the commencement of work on the municipal right-of-way.

File: D11-1550, 650 Essa Road

- K. That the drawings be revised as necessary to reflect the Digital Data Control Requirements. That the drawings be processed in digital format using UTM (Zone 17) NAD83 datum (76 adjustments).
- L. That an Electrical Site Plan be submitted and the owner agree and understand that all site lighting shall be arranged to deflect light away from adjoining properties and adjoining streets, and which will require full cut-off fixtures for exterior parking lot lighting and fully shielded fixtures for wall mounted exterior lighting. Shielded shall mean that 100% of the lumens emitted from the light fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted; all to the satisfaction of the Engineering Department.

PowerStream Inc.

- M. That the owner comply with all requirements of PowerStream Inc. (PowerStream Barrie Hydro Distribution) as related to electrical servicing for the development, as stated in their "Conditions of Service" document.

Parks

- N. The owner will be required to retain a qualified Landscape Architect (and Arborist as applicable) to provide the design, inspection and certification of all landscape works, all to the satisfaction of the Parks Planning Section.
- O. That the owner submit an Inventory/Assessment by a qualified consultant (or Arborist as applicable), of all existing vegetation and natural features on and adjacent to the site, with preservation recommendations and details to be approved and coordinated with the application for a Site Alteration Permit, and or Grading Plan submissions, all to the satisfaction of the Parks Planning Section.
- P. That the landscape plans be amended, as required, to reflect recommended revisions concerning landscape areas, treatments, planting densities, screening/fencing, outdoor amenity spaces, site furnishings and pedestrian linkages, in accordance with the City of Barrie Urban Design Manual, all to the satisfaction of the Parks Planning Section.
- Q. That the owner/applicant provide a letter of clearance pertaining to the Endangered Species Act that demonstrates that the site is clear of any flora or fauna identified under the act. The letter must be received prior to the commencement of any site works and as a condition of registration. In the event the site contains any endangered species it is the responsibility of the Owner/Applicant to contact both the City of Barrie and the Ministry of Natural Resources and to take appropriate action.

Financial

- R. That the owner pay the required cash deposits, securities and administration fees associated with site plan development for the following:
 - i) Letters of credit in the approved format for appropriate works (such as drainage, servicing, grading and landscaping) within the boundaries of the site plan, equal to 50% of the value of those works (to a maximum of \$500,000 and a minimum of \$10,000) to the satisfaction of the Engineering Department;
 - ii) Letters of credit in the approved format for municipal works (such as roads and servicing) outside of the site plan boundary, equal to 100% of the value of works to the satisfaction of the Engineering Department;
 - iii) Proof of the owner's general comprehensive liability insurance policy in the amount of \$5,000,000 naming the City of Barrie as an additional insured;

File: D11-1550, 650 Essa Road

- iv) Administration fees for the review and inspection of site servicing and landscaping works equal to 5% of the estimated cost of site servicing (minimum \$1,000) and 5% for landscaping (minimum \$500) plus applicable taxes;
- v) Any water service charges arising out of, or attributable to the development of the site plan including tapping fee and water meter payment;
- vi) Cash deposit for road cleanup associated with the site construction (\$2,000 refundable deposit made payable to the City of Barrie);
- vii) A retainer in the amount of \$3,000 payable to Burger Rowe, City of Barrie Solicitor, for legal and administration fees associated with the preparation and registration of the site plan agreement (additional fees may be required);
- viii) Administration fees of \$1,850 associated with the City of Barrie Legal Services Department.

Planning and Building

- S. Any future development, including a Rectory, not detailed on current plans will be subject to Site Plan control unless otherwise waived as per the Site Plan Control By-law.
- T. That the owner/agent ensure that all plans are consistent throughout.
- U. That all sign locations be identified on the plans and details be provided and be in compliance with the City of Barrie Sign By-law 2005-93.
- V. That the plans conform to all provisions of the City's Comprehensive Zoning By-law or approval by the Committee of Adjustment for any variances be granted.
- W. That the owner agrees to the dedication of, or cash-in-lieu payment of parkland in accordance with the Planning Act, if applicable, in a manner satisfactory to the Parks Planning and Development Section and the Building Services Department.
- X. That the owner/applicant be responsible for obtaining the necessary approvals from any other applicable agency, if and as may be required.
- Y. That the fire access route conform to the Ontario Building Code and that the owner enter into a fire route agreement, if required.
- Z. That the owner agree and understand that all garbage and recycling containers are to be kept inside the building(s) in an appropriate garbage room or externally within an enclosure constructed of materials similar to that of the main building and screened from public view, otherwise the City shall act as the owner's agent and will have the containers removed at the owner's expense.
- AA. That all roof top mechanical devices be identified on the plans and shall be screened from public view by way of roof top location or by way of a parapet building extension to the satisfaction of the Planning Services Department.
- BB. That prior to the registration of the site plan agreement, the applicant shall provide the Planning Services Department with the written confirmation that all conditions of PowerStream Barrie Hydro Distribution, the Parks Planning & Development Section Engineering, Fire Services, Building Services and the Planning Services Departments have been completed to their satisfaction.
- CC. That the final mylar plans (plus 4 complete plan sets and 3 engineering plan sets) be approved by the appointed officer and attached as schedules to the Site Plan Agreement. All final mylars and prints are to be stamped and signed by the associated professional consultant.

File 11-1550, 650 Esse Road

- DD. The Site Plan Control Requirements shall remain in effect for a period of one year from the date referenced below following which a subsequent application may be required.
- EE. That if a building permit is not issued within two (2) years of this approval, this Certificate of Preliminary Approval shall become null and void.

That the owner provide a letter or provide signature below, agreeing to the above Site Plan Control Requirements prior to any building permits, conditional or otherwise, being considered.



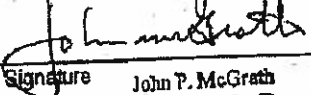
Ryan Windle, M.C.I.P., R.P.P.
Manager of Development Control

July 16, 2010
Date

Owner acceptance and agreement with the SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING

Please sign, date and return to the City of Barrie Planning Services Department.

ROMAN CATHOLIC EPISCOPAL CORPORATION
FOR THE DIOCESE OF TORONTO, IN CANADA

Per: 

Owner's Signature John P. McGrath
Chancellor for Temporal Affairs

August 17, 2010
Date

I have authority to bind
the Corporation

Ryan Windle

From: Wayne Pinkney
Sent: July 2, 2010 3:58 PM
To: Ryan Windle
Cc: Dave Caspik
Subject: D11-1550 - 650 Essa Road - (Holy Spirit Parish Church) Revision 03/08/2010

Hi Ryan,

Drawing Revisions

The Drawings are to be revised as follows as per the Engineering Department:

SS-1

- Southbound left turn slip around lane at the proposed entrance and show on the proposed site plan drawings with dimensions and applicable signing. Add to base drawing which is to be coordinated with Pearson McCuaig Engineering Ltd.
- OPSD 610.040 should be 600.040.
- Verify/confirm location of north arrow
- Verify/confirm drops within MH standard minimum requirement is 0.030m, can more room be found, I realize the consultant is tight already...slope wise
- Verify/confirm that there is no conflict with san lateral 150mm and 525mm storm sewer..
- Verify/confirm lengths of san pipe from MH 1D – MH 1C

SS-2

- Verify/confirm location of north arrow.
- Verify/confirm lengths of san pipe from MH 1C – MH 1B – MH1A
- Sewers to be a minimum of 0.5% I realize the consultant is tight already...
- Ensure the cover on the WM is minimum 1.7m – Section C-C scales +/- 1.4m

SG-1

- OPSD 610.040 should be 600.040.
- Ensure the cover on the WM is minimum 1.7m – Section B-B scales +/- 1.3m

ND-1, 2 EP-1 - OK

- OPSD 610.040 should be 600.040.
- Ensure the cover on the WM is minimum 1.7m – Section B-B scales +/- 1.3m

Regards,

Wayne Pinkney C.E.T.
Intermediate Development Services Technologist



ENGINEERING DEPARTMENT

MEMORANDUM

FILE: D11-1550

TO: R. Windle
Manager of Development Control

DATE: February 3, 2010

FROM: W. Pinkney, C.E.T.
Intermediate Development Services Technologist

RE: 650 Essa Road -- (Holy Spirit Parish Church)
Site Plan Review Comments

CITY OF BARRIE
RECEIVED

FEB - 3 2010

PLANNING
SERVICES

Further to your invitation to provide comments on the above noted Site Plan Application, please be advised that the Engineering Department has completed a preliminary review of the Application, and recommends that the following Standard and Special Conditions be applied.

Please be advised that the Engineering Department requires an opportunity to provide further comments on any revised submissions.

SPECIAL CONDITIONS

Development Services Group:

1. Engineering surveys must be tied into the Ontario Horizontal Control Survey Network (Cosine) in accordance with Ontario specifications and guidelines and regulations under The Surveys Act (OS 79). In that regard, all plans shall be provided in an AutoCad compatible, digital form and referred to Horizontal Control Survey UTM (Zone 17) NAD 83. Refer to the City of Barrie Integrated Control Survey Specifications by contacting the Engineering Department, Graphic Services Section.
2. The Owner/Applicant will be required to provide a Stormwater Management Report signed and stamped by a Licensed Professional Engineer, complete with electronic files that effectively address the compliance of this building addition with the originally approved stormwater management report and any impact that this development may have on the receiving system with respect to quality and quantity control.
3. The Owner/Applicant will be required to provide stormwater quality controls that are in conformity with the Ministry of the Environment, Lake Simcoe Region Conservation Authority (LSRCA) and City of Barrie Stormwater Management Policies and Guidelines. The quality requirements must also include conformity with the LSRCA's Assimilative Capacity Study for Phosphorus Removal in addition to the MOE's Enhanced Protection Levels.
4. The Owner/Applicant will be responsible for obtaining the necessary approvals from any other applicable agencies with respect to their concerns.
5. The Owner/Applicant will be required to provide a Water Service Analysis Report that effectively addresses fire protection and domestic flow.
6. The Owner/Applicant shall convey easements containing the sewer/watermain along the north and east side of the property that will be maintained by the City of Barrie.

Traffic Comments:

1. That the Owner/Applicant submits plans either electronically or on a CD ROM in a DWG format as per the City of Barrie Site Plan Application.

ENGINEERING DEPARTMENT

File: D11-1550

850 Essa Road - Roman Catholic Corporation - 2 -

February 3, 2010

2. That the Owner/Applicant clearly identify on the site plan all proposed pavement markings and traffic signs. All pavement markings and traffic signs shall conform to the Ontario Traffic Manuals.
3. That the Owner/Applicant clearly identify on the site plan that adequate stopping sight distance has been provided using the applicable design speed for all proposed access connections and verify that all sight lines are free of potential obstructions such as buildings, parking, signs or vegetation.
4. That the Owner/Applicant shall ensure that barrier free accessible parking be located the shortest possible circulation distance to an accessible barrier free entrance and no more than 50 metres away.
5. That the Owner/Applicant construct a southbound left turn slip around lane at the proposed entrance and show this on the proposed site plan drawings with dimensions and applicable signing.
6. The proposed light fixtures are acceptable for Dark Sky adherence.

Water Servicing Comments:

1. The Owner/Applicant is now required to fill out Form 1 - Parts 1, 2, and 3 Record of Watermains as part of the new Drinking Water Works Permit (DWWWP).
2. The 200mm watermain that will extend up the east side and north side of the property will be considered municipal watermain and will require an easement over it. It is intended that this watermain will tie into a future watermain on Essa Road to provide a loop for improved water quality.
3. The 2 fire hydrants on this watermain will be considered municipal hydrants and maintained as such. The hydrant shown at the north/east corner is to be relocated to a location at the north/east corner of the church but continue to sit on the easement. Relocating the fire hydrant will provide additional fire protection to the church and provide easy access for the maintenance of the hydrant. A 50mm blow off could replace the hydrant at the north/east corner of property.
4. The site servicing drawings submitted by Pearson McCuaig currently show 2 fire connections (1 sprinkler, 1 private hydrant). These will have to be combined to show 1 fire connection off the watermain complete with appropriate valves to city specifications.
5. The 50mm domestic service will require a 50mm water meter complete with bypass assembly (as per BSD-58) located in an appropriately sized mechanical room.
6. The domestic and fire services will require backflow prevention as per City of Barrie By-law 2008-137.
7. The commissioning of water services is to be coordinated with the City of Barrie, Water Field Services Coordinator.

Parks Planning Group:

1. That the Site servicing proposed adjacent to the east property line be adjusted within the easement to prevent excavation impact on the vegetation located on or outside the property lines. Vegetation, in these circumstances, cannot be impacted without consent of the adjacent property owners, and typically entails compensation planting.
2. That the site grading proposed along the north boundary must be detailed with cross sections to demonstrate how the proposed watermain and swale will be constructed to avoid any impacts within the drip line, be it sloped or by the addition of a retaining wall. (The

ENGINEERING DEPARTMENT

File: D11-1550

850 Essa Road -- Rotman Catholic Corporation

- 3 -

February 3, 2010

Landscape Plan shows a wall, whereas the Grading plan does not). Grading up to property line at 3:1 as shown is not acceptable, as identified in the Arborist's report. The drip line of the tree row must be verified in order to determine the minimum grading setback which is currently estimated to be 2m from property line. One option towards achieving this is to investigate reducing the aisle width along the north side of the parking lot and loading area which appears to be at least 1m wider than the zoning standard. The other option is to shift the entire footprint of the development a few meters south, as there appears to be an ample area south of all the proposed works.

3. That the Erosion Control Plan be amended to reflect the preservation fencing requirements identified in the Arborist's report, ensuring that dimensioned offsets are shown. This must also include the necessary drip-line setback for the hedgerow on the east property line, which the Arborist is to add to their Report, including revisions as marked up.
4. Given the scope of the site, and the large areas to remain undisturbed, (such limits to be clearly shown on the Erosion Control Plan) the policy to sod the development site will be relaxed. However, the limits of sod are to be expanded so as to increase the mowing width on both sides of the main entrance, and that sod also be used in any potential erosion areas, such as slopes and the centerline of swales and overland flow routes. The Landscape Plan also omitted graphic representation of sod in 3 of the rear parking lot islands. A specification seeding is to be provided relative to the meadow / easement / construction area restorations.
5. That the main entrance be accented with the addition of a planting treatment to form a gateway effect, as well as address the landscape requirements of the Sign-By-law relative to the proposed.
6. The planting plan include the addition of 10 Infill Silver Maples 60mm cal. along the common boundary with the Mapleview Community Church.
7. That the stormwater pond planting be designed and implemented in compliance with the City of Barrie's Stormwater Management Policies and Criteria.
8. That the Landscape Cost Estimate be updated accordingly, and adjust some unit prices, which appear to be higher than average. The hard surface costs may be excluded.
9. The Owner agrees to pay 5% cash-in-lieu of parkland dedication, in accordance with the Planning Act.

Drawing Revisions

The Drawings are to be revised as follows as per the Engineering Department

A-0 - Revise address.

A-1 - OK

A-2 - Southbound left turn slip around lane at the proposed entrance and show on the proposed site plan drawings with dimensions and applicable signing. Add to base drawing which is to be coordinated with Pearson McCueig Engineering Ltd.

A-3 - OK

EP-1 - Minor modifications as per the mark up set.

STM-1 - Provide contour information and municipal addresses to plan, minor modifications as per the marked up set.

STM-2 - Minor modifications as per the marked up set.

ENGINEERING DEPARTMENT

File: D11-1550

650 Essa Road – Roman Catholic Corporation - 4 -

February 3, 2010

SS-1 - Provide headwall end protection in accordance with City Standards for the proposed access/driveway culverts complete with sizing, material etc - Provide a construction detail, inverts as noted to be verified, crossing obvert/invert to also be verified, provide a section of the 4m easement protecting the existing conditions, provide a section through the SWM pond and minor modifications as per the marked up set. I will provide a link to the new City of Barrie design manual, if required.

SS-2 - Relocate the proposed north east hydrant closer to the church for added protection and easy access for emergency services. Resolve conflict between existing bush line and sanitary/watermain easement on the east side. May have to move mains westerly and water closer to sanitary, minor modifications as per the marked up set.

SG-1 - Would the SWM pond be fenced? Modify some of the grades noted on the marked up set of drawings. Provide construction details on the proposed watermain for the protection of trees/vegetation. Review the overland flow swale and possible conflicts associated with any tree preservation zones. Minor modifications as per the mark up set.

ND-1, ND-2 - Update the OPSD, BSD's on the drawing details (OPSD, BSD's) and minor modifications to the notes.

L100, E1.1, E1.2 - OK

STANDARD CONDITIONS

Development Services Group:

1. The Owner/Applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of the water and sanitary servicing to the proposed development, all to an appropriate connection/outlet. Detailed water servicing requirements are available through the Engineering Department.
2. The Owner/Applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of the storm servicing works, including parking lot construction and grading, all to the satisfaction of the Engineering Department.
3. The Owner/Applicant will be required to retain an experienced civil consulting engineer to provide a detailed Stormwater Management Report. The consultant will also be required to obtain, if necessary, Ministry of the Environment and Conservation Authority approvals for the implementation of any stormwater management work on-site, all to the satisfaction of the Engineering Department.
4. Before any site alteration within the subject property, the Owner and/or his agents will apply, if necessary, for a Site Alteration Permit, as described within By-law 2006-101. Prior to the commencement of any works within the site, all requirements, obligations, and control measures, as described within By-law 2006-101, will be in place and undertaken, to the satisfaction of the City of Barrie, and to the appropriate conservation authority, in those areas which are under their jurisdictions. Further, it will be the Owner's responsibility, through his/her professional consultant, to maintain the said works for the duration of this subject development.
5. The water distribution, within the limits of this site plan, is privately owned and shall be maintained by the Owner, and any hydrant installed on the site shall be deemed privately owned. All hydrants have to be maintained as per fire code/insurance requirements.
6. The Owner/Applicant will be responsible for reimbursing the City of Barrie for the cost of the project review and administration. The cost is determined by the Engineering Department based on 5% of the total cost of engineering works for infrastructure, grading, inspections and stormwater management, with a minimum of \$1,000.00 based on the tender or the engineer's estimate. The Owner/Applicant is further responsible for any water service charges arising out of, or attributable to, the development of this site plan including tapping fee and water meter payment.

ENGINEERING DEPARTMENT

File: D11-1550

650 Essa Road – Roman Catholic Corporation - 5 -

February 8, 2010

7. The Owner/Applicant shall deposit, with the City of Barrie's Finance Department, cash in the amount of \$2,000.00, to be held by the City of Barrie as a housekeeping security deposit. This deposit is to be used at the discretion of the Engineering Department for such items as the control of dust and debris, and any other items pertaining to the development of the subject lands. The Owner/Applicant shall maintain the deposit at no less than \$2,000.00 until occupancy approval and the completion of the development of the subject lands.
8. The Owner/Applicant will be required to provide a Letter of Credit based on 50% of the cost of the installation of all site servicing and grading work within the boundaries of the site plan (to a maximum of \$500,000.00 and a minimum of \$10,000.00) which will be held by the municipality until the works have been completed to the satisfaction of the municipality. In addition, the Owner/Applicant will also be required to provide a Letter of Credit based on 100% of all works located outside of the site plan boundary.
9. The Owner/Applicant will be responsible for obtaining a Right of Way Activity Permit prior to the commencement of any work on the municipal right of way.

Parks Planning Group:

1. That the Owner agree to retain a qualified Landscape Architect and arborist, if applicable, to provide the design, inspection and certification of all landscape works, all to the satisfaction of the Parks Planning Section.
2. That the Owner submit an Inventory and Assessment by a qualified consultant of all existing vegetation and natural features on and adjacent to the site, that may require specific survey data to establish preservation recommendations. All preservation areas are to be identified and coordinated with the preparation of the Grading and Erosion Control plans, including appropriate protection and mitigation details. This information must be provided and approved in conjunction with the application for the Site Alteration Permit where applicable. Where woodlot areas 0.2ha or greater, irrespective of property lines, are impacted by the development proposal, a Tree Removal Permit will be required.
3. That a qualified consultant provides a Letter of Clearance pertaining to the Endangered Species Act that demonstrates that the site is clear of any flora or fauna identified in the Act. The letter must be received prior to the commencement of any site works, and as a condition of Parks Planning's sign-off on the plans. In the event that the site contains any endangered species, it is the responsibility of the owner/applicant to contact both the City of Barrie and the Ministry of Natural Resources, and to take appropriate actions.
4. That the planting requirements of the development include, where applicable, compensation, buffer, and restoration planting, as well as stormwater pond planting in compliance with the Stormwater Pond Design Manual.
5. That the Landscape Plans be amended, as required, to reflect recommended revisions concerning landscape strips and areas, treatments, planting densities, sizes and species, screening / fencing, pedestrian linkages, and outdoor amenity spaces and site furnishings, to meet or exceed the minimum standards identified within the Council Approved Urban Design Manual.
6. That the applicant's consultant submit an itemized cost estimate for the supply and installation of all landscape works (all planting, mulching, 200mm depth topsoil and sod, fencing, site furnishings etc.) as the basis of establishing a 5% Landscape Fee, and a Landscape Letter of Credit equal to 50% of the total value for landscape works internal to the site, and 100% of all landscape works external to the site.
7. That the Owner agree to the dedication of all portions of the subject site deemed to be Environmental Protection / buffer lands, and erect appropriate fencing / boundary delineation of same.

ENGINEERING DEPARTMENT

File: D11-1550

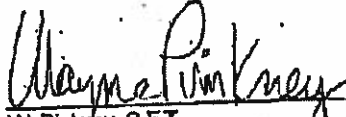
650 Essex Road - Roman Catholic Corporation

- 6 -

February 3, 2010

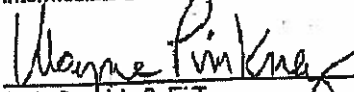
- E. That the Owner/Applicant agrees to pay Cash-in-lieu of Parkland Dedication in accordance with current Council Policy (2% of land value for commercial and industrial, and 5% for all other land uses).
9. That the Landscape Consultant undertake timely inspections of the landscape installation, and report any issues to the Parks Planning Section that may require deviation from the approved plans. It is the Consultant's responsibility to submit detailed Inspection Reports to the Parks Planning Section between May 30th to Sept 30th in order to request reductions or final warranty holdback release of the Landscape Letter of Credit. All deficiencies are to be documented and assigned a holdback value.

Prepared by:



W. Pinkney, C.E.T.
Intermediate Development Services Technologist

Reviewed by:

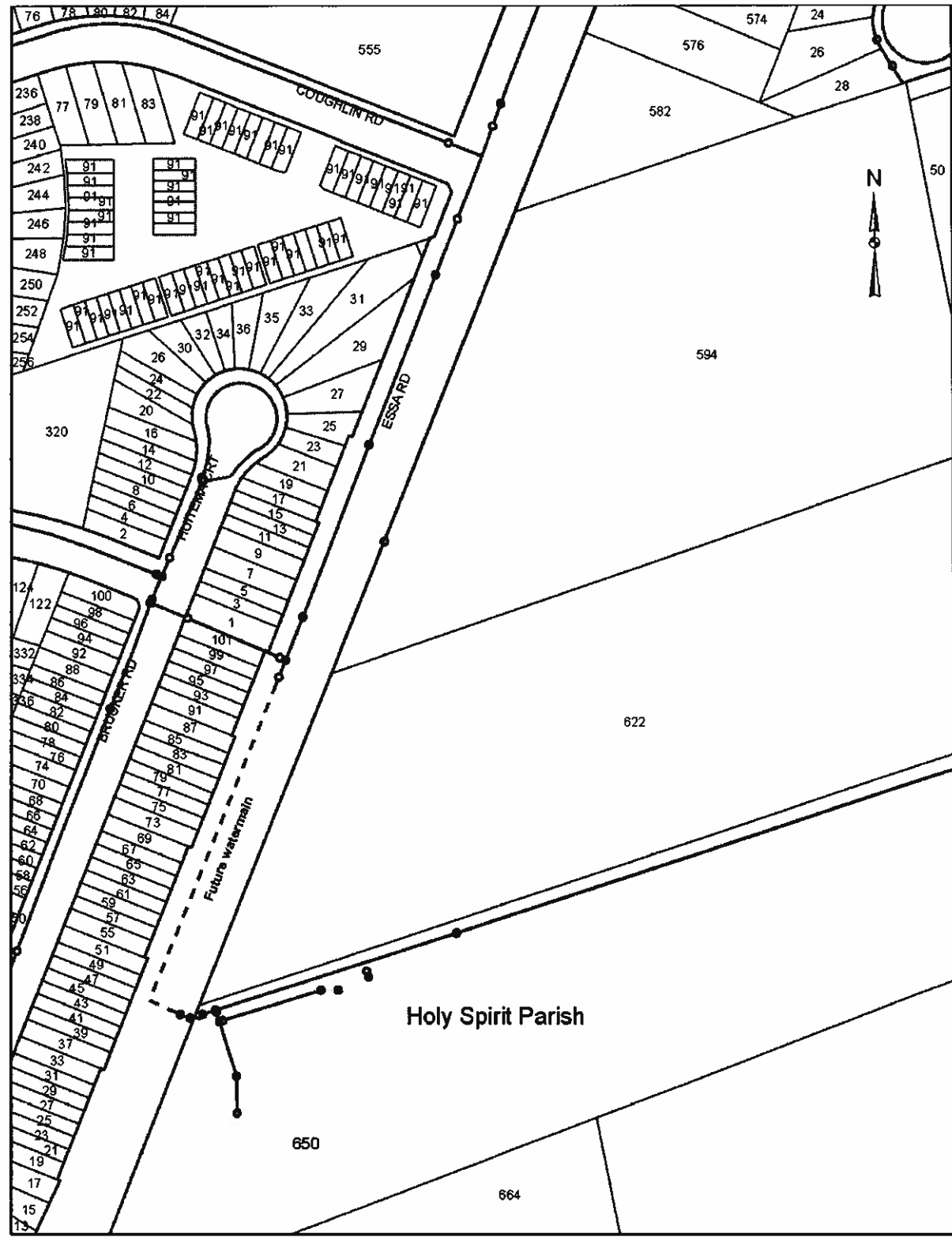


for

D. A. Caspik, C. E. T.
Manager of Development, Policy & Standards

WEP/tzf

APPENDIX "B"
Essa Road Watermain Illustration



APPENDIX "C"

Payment Options

<u>Payment Options</u>	<u>Details</u>
1. Full Payment	Payment in full of costs at the time of completion of construction.
2. Agreement for Payment <i>Over</i> 10 Years	At the time of completion of construction, an Agreement for payment over ten years is entered into. Payment of cost over ten years is interest free upon execution of a repayment Agreement with the City of Barrie.
3. Agreement for Payment <i>Within</i> 10 Years	At the time of completion of construction, if no agreement for payment is made, interest would begin to accrue on the outstanding principle balance with options for payment as follows: <ol style="list-style-type: none">Full payment of interest accrued and principle;Full payment of accrued interest to date with principle to be assessed interest free over the remainder of the 10 year period, subject to execution of a repayment agreement with the City of Barrie;Full payment of accrued interest and 10 year payments accrued to date with remainder of principle to be assessed interest free over the remainder of the 10 year period.
4. Payment After 10 Year Period	Payment of principle and accrued interest.