

From: Municipal Planning [REDACTED]
Sent: Tuesday, May 20, 2025 3:33 PM
To: Rachel Mulholland <Rachel.Mulholland@barrie.ca>
Cc: Melissa McCabe <Melissa.McCabe@barrie.ca>
Subject: RE: Notice of Complete Application & Public Meeting (D30-004-2025 - 89 Big Bay Point Rd)

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning

Engineering

—

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Melissa McCabe <Melissa.McCabe@barrie.ca>
Sent: Monday, May 5, 2025 1:27 PM
To: Alex Nuttall <Alex.Nuttall@barrie.ca>; Bala Araniyasundaran <Bala.Araniyasundaran@barrie.ca>; Barb Perreault <Barb.Perreault@barrie.ca>; Carlissa McLaren <Carlissa.McLaren@barrie.ca>; City Council <Council@barrie.ca>; cityclerks <cityclerks@barrie.ca>; Dave Friary <Dave.Friary@barrie.ca>; Frank Palka <Frank.Palka@barrie.ca>; Jennifer Roberts <Jennifer.Roberts@barrie.ca>; Kelan Jylha <Kelan.Jylha@barrie.ca>; Kelly Oakley

<Kelly.Oakley@barrie.ca>; Meaghan Lee <Meaghan.Lee@barrie.ca>; Michael Munshaw
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<Michelle.Banfield@barrie.ca>; Olga Sanchez <Olga.Sanchez@barrie.ca> Renate Beam
<Renate.Beam@barrie.ca>; Ryan White <Ryan.White@barrie.ca>; Tammy Banting
<Tammy.Banting@barrie.ca>;

Cc: Rachel Mulholland <Rachel.Mulholland@barrie.ca>; Melissa McCabe
<Melissa.McCabe@barrie.ca>

Subject: [External] Notice of Complete Application & Public Meeting (D30-004-2025 - 89 Big Bay Point Rd)

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

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Good afternoon,

Attached please find the Notice of Complete Application and Public Meeting, by Innovative Planning Solutions Inc. on behalf of 1417788 Ontario Limited for the lands known municipally as: **89 Big Bay Point Road, Barrie ON**, which is scheduled for **Wednesday, May 28, 2025, at 6:00 p.m.**

Should you have any questions as to the attached Notice of Complete Application and Public Meeting, please contact the File Manager, Rachel Mulholland at: Rachel.Mulholland@barrie.ca .

Thank you,

Melissa McCabe

Development & Agreements Coordinator

Development Services (Planning)

*Member of ILCO since 2013



City of Barrie: City Hall, 1st Floor - 70 Collier Street, Barrie ON, L4M 4T5

Email: Melissa.McCabe@barrie.ca

Office: 705-739-4220 x5021 | Fax: 705-739-4270

www.barrie.ca

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Date: May 12th 2025

Attention: Rachel Mulholland

RE: Request for Comments

File No.: D30-004-2025

Applicant: 1417788 ONTARIO LIMITED C/O Rudy Mak, Innovative Planning
Solutions

Location 89 Big Bay Point Road

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:

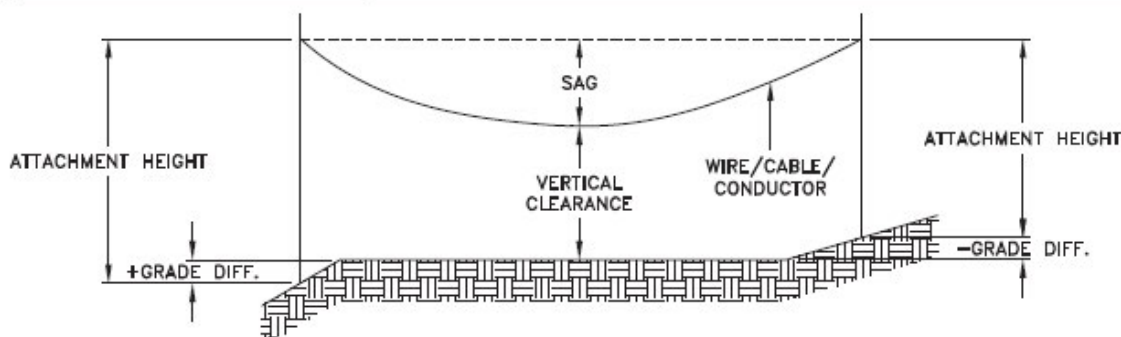
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards 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 <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	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"

REFERENCES

SAGS AND TENSIONS SECTION 02

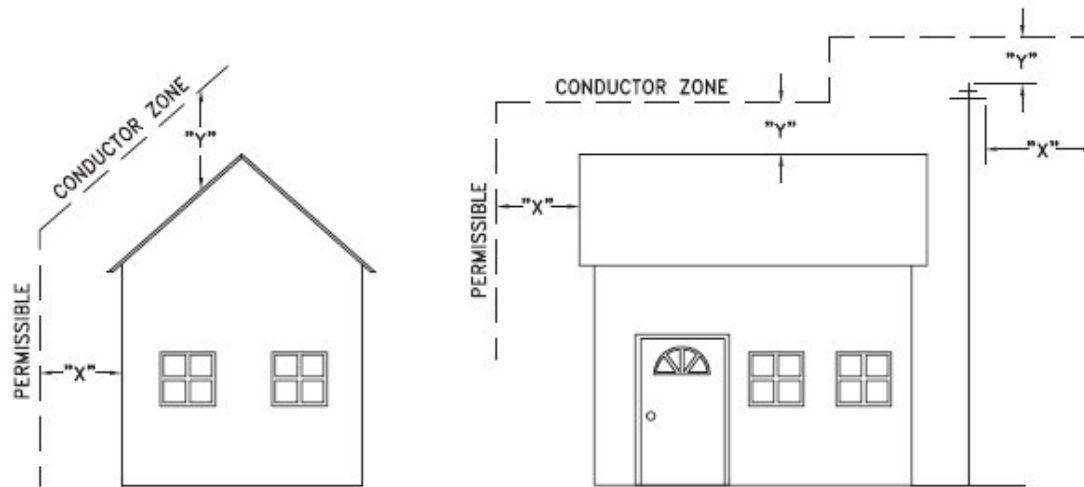
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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

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 CLEARNACE 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

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- 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.
- 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.
- 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.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
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	
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	2010-MAY-05

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2-3-4\WG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:02 AM, Adobe PDF

From: Alison McLean [REDACTED]
Sent: Monday, May 12, 2025 3:20 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: RE: Notice of Complete Application & Public Meeting (D30-004-2025 - 89 Big Bay Point Rd)

Good afternoon,

Thank you for circulating this application for zoning By-law amendment for review and comment.

D30-004-2025 does not warrant our review as the property is located outside of an area that is regulated by the LSRCA.

Notably, the proposals are not considered “major development” under the applicable provincial and regional plans, and we will not be offering a formal planning comment letter.

Have a great afternoon,

Alison McLean (she/her)
Planning Administrator
Lake Simcoe Region Conservation Authority
120 Bayview Parkway,
Newmarket, Ontario L3Y 3W3
Office: 905-895-1281 ext. 242
[REDACTED]

A.McLean@lsrca.on.ca | www.LSRCA.on.ca

Twitter: @LSRCA

Facebook: LakeSimcoeConservation

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From: Nicole Vankooten [REDACTED]
Sent: Friday, May 9, 2025 11:52 AM
To: Rachel Mulholland <Rachel.Mulholland@barrie.ca>
Subject: D30-004-2025; 89 Big Bay Point Road

Good morning Rachel!

This property is outside of the Nottawasaga Valley Conservation Authority jurisdiction, so we have no comments/concerns.

Kindly,

Nicole Vankooten | BAS, MA | Development Review Assistant
Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479 ext. 233

nvankooten@nvca.on.ca | nvca.on.ca

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