



Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

Phone: (705) 728-7570
Fax: (705) 728-2265
www.scdsb.on.ca

October 27, 2017

Ms. Carlissa McLaren
Planner
Planning Services
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NOS. D12-429, D14-1626

Dear Ms. McLaren:

PLAN OF SUBDIVISION/ ZONING AMENDMENT
1597229 ONRARIO INC. (BLUE SKY)
1005 & 1025 BIG BAY POINT ROAD
3320 20TH SIDEROAD
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted development application. The draft plan of subdivision includes a total of 732 units consisting of 515 single family detached units, 96 semi-detached lots and 121 street townhouse units as well as a sliver of land which forms part of a public elementary school site. The remainder of the school site will become available in the post 2031 Phase.

Please be advised that planning staff have identified the need for a full public elementary school site within the 2031 boundary. As such, staff are currently in discussions with the property owner and city staff to locate a public elementary school site within the 2031 boundary, including considering a location within the Phase 1 lands which are the subject of this application.

Planning staff do not object to the Zoning Amendment. Please include the following draft plan conditions.

That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale the following statements advising prospective purchasers that:

- a) As development in the secondary plan area proceeds, pupils may be accommodated in portable classrooms in various schools throughout the city and attendance area boundaries may change over time. The purchaser acknowledges and accepts this and that this may result in students changing schools multiple times during their public and secondary school years.
- b) School bus transportation eligibility, bus stop location, and scheduling is determined by the Simcoe County Student Transportation Consortium. The purchaser acknowledges and accepts this and that elementary students living within 1.6 kilometres, and secondary students living within

- 3.2 kilometres, of the assigned school are expected to use active transportation to school.
- c) Development of a school within the secondary plan area is not guaranteed. The purchaser acknowledges and accepts this and that any lands identified as a school site may be subject to future residential development.
 - d) A school may be developed in the future within the secondary plan area. The purchaser acknowledges and accepts that noise, dust, and truck traffic are normal circumstances during the construction of a school.
 - e) A school site may be existing or developed within the secondary plan area. The purchaser acknowledges and accepts that noise, exterior lighting, portable classrooms, and increased pedestrian and vehicular traffic on neighbouring streets during peak A.M. and P.M. hours and during special events are normal operating conditions for a school.

We look forward to working with the City with respect to the shared use of park and school facilities to augment the social and recreational services of the community.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive, flowing style.

Holly Spacek, MCIP, RPP
Senior Planner



Sent via e-mail: carlissa.mclaren@barrie.ca

October 11, 2017

File: D12-429/D14-1646
IMS:PSDC658 / PZOA794

Carlissa McLaren
Planner
The City of Barrie
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Dear Ms. McLaren:

**RE: Application for Draft Plan of Subdivision and Zoning By-law Amendment
1597229 Ontario Inc. (Bluesky.) Subdivision
1005 and 1025 Big Bay Point road & 3320 20th Sideroad, City of Barrie**

Thank you for circulating the captioned applications to the LSRCA for review and comment. It is our understanding the Applicant is seeking approval of a Zoning By-law Amendment and Draft Plan of Subdivision which will facilitate the development of 756 residential units together with a Neighbourhood Park, stormwater management ponds, environmental protection area and roads.

We have reviewed the applications in the context of:

- The Provincial Policy Statement (PPS)
- The Growth Plan for the Greater Golden Horseshoe
- The Lake Simcoe Protection Plan (LSPP)
- Ontario Regulation 179/06 under the *Conservation Authorities Act*

Current environmental mapping illustrates the lands subject to these applications are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act.*, therefore a permit from the LSRCA will not be required prior to site alteration or development. The mapping illustrates woodland areas on the lands and also identifies the entire site as being within a significant groundwater recharge area (please reference LSPP DP-6.40).

Planning

The provided Draft Zoning By-law schedule delineates the proposed Residential, Open Space and Environmental Protection Zones. The LSRCA is satisfied that the proposed zoning is appropriate to identify and protect the natural heritage features.

Natural Heritage

We have reviewed the Natural Heritage Evaluation, prepared by Azimuth Environmental Consulting, (November 2016) and provide the following comments:

- | | | | |
|----|----------------------|---------|---|
| 1. | NHE Section
4.6 | Page 8 | The MNRF should be consulted regarding potential species at risk (SAR) on this property to obtain the most recent occurrence records and to determine any requirements for additional SAR surveys or screening. MNRF signoff will be required as a condition of draft plan approval. |
| 2. | NHE Section
7.3 | Page 13 | It appears that a butternut tree, an endangered species listed under the <i>Endangered Species Act</i> , was present on the property in 2014 but not in 2016. Please confirm whether this tree was removed, and if it was, provide a record of any assessments or correspondence with MNRF supporting the removal of this tree. Similar to above, Ministry signoff will be required as a condition of draft plan approval |
| 3. | NHE Section
8.1.1 | Page 13 | The 30 m vegetation protection zone (VPZ) to features in the natural heritage system must be planted so that it is composed of and maintained as natural self-sustaining vegetation. A planting plan will be required as a condition of draft plan approval. |
| 4. | NHE Section
8.0 | Page 13 | As per LSRCA policies, a mitigation hierarchy must be followed to ensure "not net loss" of feature. This requires that impacts to features be avoided, minimized or mitigated for where possible. If removal of the woodland features outside of the natural heritage system cannot be avoided, an Ecological Offsetting Strategy will be required to compensate for their loss. The LSRCA can provide offsetting requirement details as required. An offsetting strategy will be required as a condition of draft plan approval. |

In addition to those noted above, the LSRCA will be providing Draft Plan Conditions to address the following:

- Stormwater Management
- Low Impact Development
- Erosion and Sediment Control
- Grading and Drainage
- Groundwater Recharge

Should you have any questions concerning the above, please do not hesitate to contact the undersigned or Kate Lillie, Natural Heritage Ecologist (k.lillie@LSRCA.on.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'M-B', with a horizontal line extending to the right and a vertical line dropping down from the end of the horizontal line.

Melinda Bessey, MSc, MCIP, RPP
Development Planner

c. Ray Duhamel, Jones Consulting Group

S:\Planning and Development Services\Planning Services\Planning Act\Barrie\300056_ Bluesky 1005 1025 Big Bay Point\Planning\10-11-2017-PSDC655 (D12-433) Comments 1.docx

Carlissa McLaren

From: Carlissa McLaren
Sent: Tuesday, August 29, 2017 10:22 AM
To: Ray Duhamel (rduhamel@jonesconsulting.com)
Subject: FW: ZBLA and Draft Plan of Subdivision Applications - 1005 & 1025 Big Bay Point Road & 3320 20th Sideroad

FYI

Carlissa McLaren, MCIP, RPP
Planner
Ext. 4719

 Please consider the environment before printing this email.

From: circulations@wsp.com [mailto:circulations@wsp.com]
Sent: Thursday, August 17, 2017 4:04 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: ZBLA and Draft Plan of Subdivision Applications - 1005 & 1025 Big Bay Point Road & 3320 20th Sideroad

2017-08-17

Carlissa McLaren

Innisfil

, ,

Attention: Carlissa McLaren

Re: ZBLA and Draft Plan of Subdivision Applications - 1005 & 1025 Big Bay Point Road & 3320 20th Sideroad; Your File No. D12-429,D14-1626

Our File No. 79919

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. This message is intended only for the addressee and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this communication in error, please notify the sender and delete any copies you may have received.

Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wsp.com afin que nous puissions rapidement traiter votre demande. Ce message est destiné uniquement au destinataire et il peut contenir des informations privilégiées, confidentielles ou non divulguables en vertu de la loi. Si vous n'êtes pas le destinataire du présent message, il vous est strictement interdit de le divulguer, de le distribuer, de le copier ou de l'utiliser de quelque façon que ce soit. Si vous avez reçu la présente communication par erreur, veuillez en aviser l'expéditeur et supprimer le message.



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

July 31, 2017

Carlissa McLaren
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
The Jones Consulting Group Ltd. on behalf of 1597229 Ontario Inc.
1005 & 1025 Big Bay Point Road and 3320 20th Sideroad
City of Barrie
File No.: D14-1626 & D12-429

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

May 30, 2017

Carlissa McLaren
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Plan of Subdivision & Zoning By-Law Amendments
The Jones Consulting Group Ltd. on behalf of 1597229 Ontario Inc & The Jones Consulting
Group on behalf of LM Barrie Holdings Inc. and 2121191 Ontario Inc.
1005 & 1025 Big Bay Point Road and 3320 20th Sideroad, &
970, 1002 & 1006 Mapleview Drive East
City of Barrie
File No.: D12-429, D12-430, D14-1626 & D14-1627

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allison Sadler', with a long horizontal flourish extending to the right.

Allison Sadler
Municipal Planning Advisor
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5763
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AS/jh



Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
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Fax: (705) 728-2265
www.scdsb.on.ca

October 27, 2017

Ms. Carlissa McLaren
Development Planner
Planning Services
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NOS. D12-430, D14-1627

Dear Ms. McLaren:

PLAN OF SUBDIVISION/ZONING AMENDMENT
LM BARRIE HOLDINGS
970, 1002 & 1006 MAPLEVIEW DRIVE EAST
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted development application. The draft plan of subdivision includes 511 single detached residential lots, 100 semi-detached residential lots, 60 street townhouse units and two mixed use blocks with an additional 121 units.

Planning staff request that our normal warning/notification clauses be included in the conditions of draft plan approval.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Holly Spacek, MCIP, RPP
Senior Planner



Sent via e-mail: carlissa.mclaren@barrie.ca

October 6, 2017

File: D12-430 / D14-1627
IMS:PSDC659 / PZOA795

Carlissa McLaren
Planner
The City of Barrie
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Dear Ms. McLaren:

**RE: Application for Draft Plan of Subdivision and Zoning By-law Amendment
LM Barrie Holdings Inc.
970, 1002 and 1006 Mapleview Drive East, City of Barrie**

Thank you for circulating the captioned applications to the LSRCA for review and comment. It is our understanding the Applicant is seeking approval of a Zoning By-law Amendment and Draft Plan of Subdivision which will facilitate the development of 792 residential units together with mixed use residential/commercial development. The development will also include a Neighbourhood Park, Village Square, Stormwater Management and Environmental Protection Blocks.

We have reviewed the applications in the context of:

- The Provincial Policy Statement (PPS)
- The Growth Plan for the Greater Golden Horseshoe
- The Lake Simcoe Protection Plan (LSPP)
- Ontario Regulation 179/06 under the *Conservation Authorities Act*

Current environmental mapping illustrates the lands are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. Accordingly, a permit from the LSRCA will not be required prior site alteration and development on these lands. It is noted the entire site is within a significant groundwater recharge area which will require the submission of a hydrogeological assessment to satisfy Designated Policy 6.40 of the LSPP. As noted below, this will be addressed through draft plan conditions.

Natural Heritage

1. We have reviewed the Species at Risk Screening Report, prepared by Azimuth Environmental Consulting (February 2017) and note that based on the presence of Grasshopper Sparrow which is a special concern species identified under the *Endangered Species Act*, as well as suitable habitat for this species on the property (e.g. CUM1-1), the potential for a natural heritage

feature in the form of Significant Wildlife Habitat exists on the property. An evaluation and impact assessment must be completed and policy conformity demonstrated in relation to the proposed removal of this feature.

Planning

2. The provided Draft Zoning By-law schedule delineates the proposed Residential, Mixed Use, Open Space and Environmental Protection. As it is the intention to retain the small woodlot in the north-west corner of the site, it is requested that the Applicant revise the proposed Zoning By-law amendment to zone the lands containing the Woodlot Environmental Protection (EP) Zone. The City's EP zoning permits nature trails, bicycle trails and cross country skiing within the EP zone.
3. It is recommended that consideration of the proposed Zoning By-law Amendment be deferred until the Applicant has addressed comment # 2 above as well as the matter of the Significant Wildlife Habitat to the satisfaction of the City and the LSRCA.

Hydrogeology

A Water Balance was not provided with the submitted documents. The LSRCA will be providing Draft Plan Conditions to address the following:

1. Detailed Water Balance; and,
2. Implementation of Low Impact Development measures

Stormwater Management

The technical review of the engineering submission is presently underway. The Applicant is requested to provide information demonstrating how LID's will be implemented and to ensure demonstration of how the proposed subdivision will be in accordance with LSRCA Technical Guidelines for Stormwater Submissions. Further Engineering comments will be provided once the review has been completed.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned or Kate Lillie, Natural Heritage Ecologist (k.lillie@LSRCA.on.ca).

Sincerely,



Melinda Bessey, MSc, MCIP, RPP
Development Planner

c. Ray Duhamel, Jones Consulting Group

AIRD BERLIS

Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

October 2, 2017

By EMAIL to: dawn.mcalpine@barrie.ca

Our File #140627

Dawn McAlpine
City Clerk
Legislative and Court Services Dept. - City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON L4M 4T5

Dear Ms. McAlpine:

**Re: Request for Deferral of Consideration of Planning Applications
Request for Notice – Zoning By-law Amendment and Draft Plan of
Subdivision Applications
City File Nos.: D12-429/D14-1626, D12-430/D14-1627**

Our firm acts for North American Park Place Corporation (“North American”), the owner/operator of the mixed commercial development located in the northeast quadrant of Highway 400 and Mapleview Drive.

We recently submitted a letter to you (dated September 19, 2017) outlining North American’s concerns regarding rezoning and plan of subdivision applications filed for lands within the Hewitt Secondary Plan (City File Nos.: D12-426/D14-1623, D12-427/D14-1624, D12-428/D14-1625). A copy of that letter is attached.

North American has now been notified that the City has received two additional applications for zoning by-law amendment and draft plan of subdivision approval within the Hewitt Secondary Plan:

1. 1597229 Ontario Inc. (“Blue Sky”) submitted applications for 756 residential units at 1005 & 1025 Big Bay Point Road and 3320 20th Sideroad (File No.: D12-429/D14-1626).
2. LM Barrie Holding Inc. & 2121191 Ontario Inc. (“LM”) submitted applications for a further 792 residential units at 970, 1002 & 1006 Mapleview Drive East (File No.: D12-430/D14-1627).

If approved, these two applications represent an additional 1,548 potential dwelling units within the Hewitt Secondary Plan. Combined with the three other applications mentioned above, these five applications collectively propose over 3,600 new residential units, as well as over 17,000 square metres of commercial space, within South Barrie.

The Blue Sky and LM applications rely upon the same Master Transportation Study dated February 2017 undertaken by LEA Consulting Ltd. (the "MTS") that was addressed in our previous letter. North American has raised a number of issues with the assumptions and projections used in the MTS. Our previous letter also indicated as follows:

Council should further note that the MTS uses and relies upon modelling originally undertaken by the City's transportation consultant in support of the 2014 Multi-Modal Transportation Master Plan. It is North American's understanding that this modelling was deemed unacceptable by the Ministry of Transportation and that the City's consultant is actively revising its modeling in response. Until this new modelling is available, the MTS and the development levels it purports to justify should be deemed to be premature.

For all of the reasons indicated in our previous letter, North American hereby submits that consideration of the Blue Sky and LM applications is premature and should be deferred until there is general consensus between the proponents, the City, MTO, and stakeholders like North American regarding (a) the traffic consequences of the approvals and (b) the timing of the road network improvements necessary to support the level of development being proposed.

Finally, similar to our last letter, we again request notice of any matters related to the consideration of the Blue Sky and LM applications, including any staff report, any City Council, Committee of Council or community consultation meeting, as well as notice of the adoption of any by-law or any other planning approval or appeal relating to the Blue Sky and LM applications.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington

PJH/jh

c.c. S. Bishop, North American Park Place Corporation
R. Richards, R.G. Richards & Associates
G. Pappin, Paradigm Transportation Solutions Limited
B. Chabot, Planner, City of Barrie

30468981.2

AIRD BERLIS

AIRD BERLIS

Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

September 19, 2017

By EMAIL to: dawn.mcalpine@barrie.ca

Our File # 136316

Dawn McAlpine
City Clerk
Legislative and Court Services Dept. - City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON L4M 4T5

Dear Ms. McAlpine:

**Re: Request for Deferral of Consideration of Planning Applications
Request for Notice - Zoning By-law Amendment and Draft Plan of
Subdivision Applications
City File Nos.: D12-426/D14-1623, D12-427/D14-1624, D12-428/D14-1625**

Our firm acts for North American Park Place Corporation ("North American"), the owner/operator of the mixed commercial development located in the northeast quadrant of Highway 400 and Mapleview Drive.

North American was an added party during the appeals of OPA 38 (the Salem Secondary Plan) and OPA 39 (the Hewitt Secondary Plan). During that hearing, North American pursued issues related to the traffic and transportation infrastructure impacts of approving new development within the Annexed Areas as proposed through the new Secondary Plans.

North American's issues were ultimately resolved through a settlement reached with the City of Barrie, the Salem Landowners Group, the Hewitt's Creek Landowners Group, and Osmington Inc. As part of this settlement, the City of Barrie was obligated to provide North American (within 60 days of receipt) with (a) notice of any OPA, ZBA or draft plan of subdivision applications filed within the 2031 Settlement Area Boundary of either OPA 38 or 39 and (b) a copy of any traffic impact study filed in support of such application.

It therefore has come to our client's attention that three separate rezoning and plan of subdivision applications, representing over 2,100 potential residential units located within the Hewitt Secondary Plan (OPA 39), have been submitted to the City of Barrie for consideration. It is the proponents' (and the City's) obligation to ensure that these applications fully comply with Policies 9.7.3.1(a), 9.7.3.2(a), 9.7.3.2(c), and 9.8.1 of the City's Official Plan, portions of which were revised to satisfy North American's involvement in the OPA 39 appeal.

North American has reviewed the Master Transportation Study dated February 2017 undertaken by LEA Consulting Ltd. on behalf of the proponents (the "MTS"). There are several deficiencies in the MTS that warrant the attention of Council:

- The number of peak hour trips that would be generated by the residential component of the proposals was based on August 2016 traffic counts conducted at an existing large residential subdivision in Barrie (a "proxy site" with 2,655 residential units). The reliance on summer data, which would be affected by a higher percentage of residents of the proxy site being away on vacation and there being little to no school-related traffic activity, would result in an underestimate of the typical (non-summer) trip-making potential of the proposed new residential development.
- There is no indication of any traffic impact associated with the proposed 17,135 square metres of commercial uses since there is no explicit consideration of the trip generation potential for these uses. The proxy site used for residential trip generation appears to have limited commercial offerings, and there is no text within the MTS that suggests that the traffic counts at the proxy site would somehow represent both residential and commercial trip generation, or that all trips generated by the future commercial use would be entirely contained within the Hewitt Secondary Plan area.
- The study does not explicitly present the resultant distribution of Hewitt trips to the study area road network since the distribution and assignment of trips is contained within a software model, which can only be checked by having access to the model. Similarly, it is not clear how background traffic growth was included in the forecasting for the critical 2020 horizon year (i.e. prior to the Harvie Road-Big Bay Point Road overpass) since some 2020 forecasted traffic volumes are lower or the same as existing base year traffic.
- The MTS relies upon major network improvements, such as the widening of Mapleview Drive between Huronia Road and Country Lane by the 2020 horizon year. For the 2031 horizon year, the network improvements include further widenings of Mapleview Drive and the construction of the Harvie Road-Big Bay Point overpass - the timing for which has not been confirmed by the City. Other improvements relied upon also have uncertain timing, such as the McKay Road interchange, the Salem Road-Lockhart Road overpass at Highway 400, and two road/rail grade separations (one on Lockhart Road and one on Mapleview Drive).
- Future capacity constraints are noted for the Mapleview Drive corridor in the 2020 horizon year, even with several assumed capacity and operational improvements. This is of prime concern to North American.

AIRD BERLIS

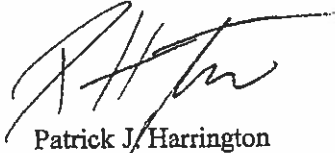
Council should further note that the MTS uses and relies upon modelling originally undertaken by the City's transportation consultant in support of the 2014 Multi-Modal Transportation Master Plan. It is North American's understanding that this modelling was deemed unacceptable by the Ministry of Transportation and that the City's consultant is actively revising its modeling in response. Until this new modelling is available, the MTS and the development levels it purports to justify should be deemed to be premature.

In light of the foregoing, North American opposes the consideration and approval of these rezoning and plan of subdivision applications at this time. North American requests that the City defer further consideration of these rezoning and subdivision applications until there is general consensus between the proponent, the City, MTO, and stakeholders like North American regarding (a) the traffic consequences of the approvals and (b) the timing of the road network improvements necessary to support the level of development being proposed.

Finally, our office hereby requests notice of any matters related to the consideration of the above-noted applications, including any staff report, any City Council, Committee of Council or community consultation meeting, as well as notice of the adoption of any By-law or any other planning approval or appeal relating to the above-noted applications.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington

PJH/jh

c.c. S. Bishop, North American Park Place Corporation
R. Richards, R.G. Richards & Associates
G. Pappin, Paradigm Transportation Solutions Limited
B. Chabot, Planner, City of Barrie

29836794.2

AIRD BERLIS

Carlissa McLaren

From: circulations@wsp.com
Sent: Tuesday, September 26, 2017 12:13 PM
To: Carlissa McLaren
Subject: Draft Plan of Subdivision - 970, 1002 & 1006 Mapleview Dr. E.

2017-09-26

Carlissa McLaren

Innisfil

, ,

Attention: Carlissa McLaren

Re: Draft Plan of Subdivision - 970, 1002 & 1006 Mapleview Dr. E.; Your File No. D12-430,D14-1627

Our File No. 80088

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication

will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

July 31, 2017

Carlissa McLaren
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
The Jones Consulting Group Ltd. on behalf of LM Barrie Holdings Inc. &
2121191 Ontario Inc.
970, 1002 & 1006 Mapleview Drive East
City of Barrie
File No.: D14-1627 & D12-430

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh

Carlissa McLaren

D12-430

From: Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>
Sent: Monday, June 19, 2017 9:15 AM
To: Andrew Gameiro; Carlissa McLaren; Bailey Chabot; Tina Gonneau
Cc: Ralph Scheunemann; Thompson, Tiffany <Tiffany.Thompson@simcoe.ca>
(Tiffany.Thompson@simcoe.ca); 'chris.doherty@simcoe.ca' (chris.doherty@simcoe.ca);
MacKinnon, John (MTO); Munro, Janice (MTO); Aurini, Shawn (MTO); Vandenberg,
Robert (MTO)
Subject: Hewitt's Secondary Plan Area Subdivisions, Hwy 400 Barrie
Attachments: 20170619085936124.pdf

Andrew / Carlissa:

While development of the approximate 3500 residential units within the attached draft plans of subdivision within the Hewitt's Secondary Plan area do not require MTO permit approvals, the comments / concerns expressed below on Salem Secondary Plan subdivisions pertain also to subdivisions within the Hewitt's Secondary Plan area.

Please feel free to contact me if you have any questions.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region Engineering Office
Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, ON M3M 0B7
Ph: 416-235-4280
Fx: 416-235-4267
Email: peter.dorton@ontario.ca

-----Original Message-----

From: Dorton, Peter (MTO)
Sent: March 29, 2017 11:17 AM
To: Bailey Chabot (Bailey.Chabot@barrie.ca); tgonneau@barrie.ca
Cc: Ralph Scheunemann (Ralph.Scheunemann@barrie.ca); Thompson, Tiffany <Tiffany.Thompson@simcoe.ca>
(Tiffany.Thompson@simcoe.ca); 'chris.doherty@simcoe.ca' (chris.doherty@simcoe.ca); MacKinnon, John (MTO); Munro,
Janice (MTO); Aurini, Shawn (MTO); Vandenberg, Robert (MTO) (Robert.Vandenberg@ontario.ca); Terro, Eric (MTO)
Subject: Hwy 400 / McKay Rd., Salem Secondary Plan Area Subdivisions

Bailey / Tina:

While the attached Crisdawn subdivision is beyond MTO permit control area, MTO is concerned that this is only one of several the City is considering within the Salem Secondary Plan, in advance of the City knowing if it will be constructing a new interchange at Highway 400 / McKay Rd..

We believe it is premature for the City to be considering secondary plan area development applications prior to a decision being made on a possible Hwy 400 / McKay Rd. IC, and / or identifying what improvements may be needed at the Hwy 400 / Innisfil Beach Rd. (CR21) or Highway 400 / Maplevue Dr. interchanges.

We understand the City is working on a Needs and Justification report for a possible McKay Rd. IC, and we recommend that subdivisions within the Salem Secondary Plan (and Hewitt's Secondary Plan) not be considered for draft approval until an agreement in principle is reached with MTO on highway improvements needed to accommodate secondary plan area developments.

Please feel free to contact me if you have any questions.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region Engineering Office
Corridor Management Section
159 Sir William Hearst Ave., 7th Floor
Toronto, ON M3M 0B7
Ph: 416-235-4280
Fx: 416-235-4267
Email: peter.dorton@ontario.ca

Carlissa McLaren

From: Michelle.Tien@HydroOne.com
Sent: Monday, May 29, 2017 3:35 PM
To: Carlissa McLaren
Subject: Barrie - 1005, 1025 Big Bay Point Rd and 970, 1002, 1006 Mapleview Dr E - D12-428/D14-1626 and D12-430/D14-1627

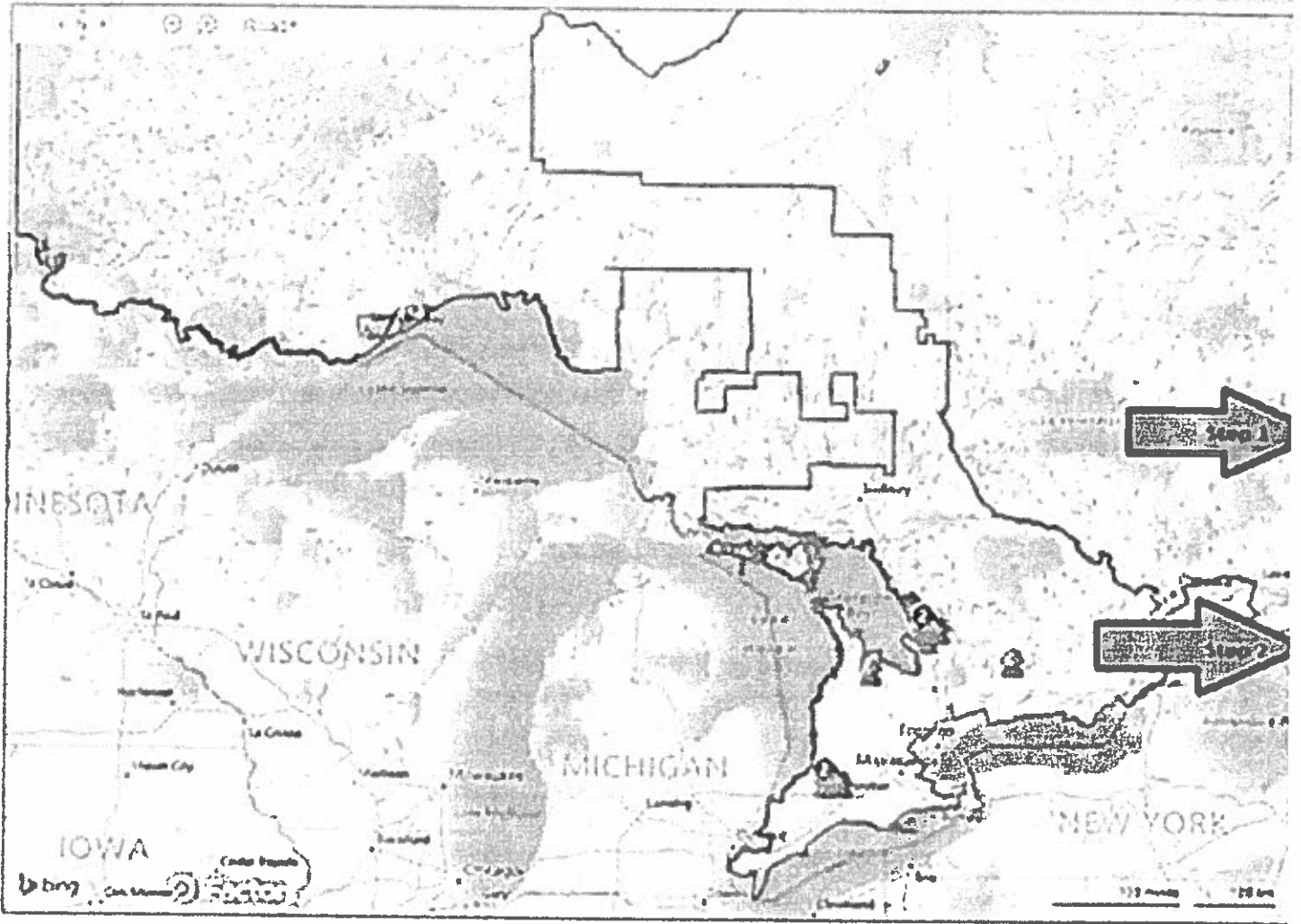
Hello,

We are in receipt of your Plan of Subdivision application, D12-428/D14-1626 and D12-430/D14-1627 dated May 24, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

If you have any questions please feel free to contact myself.

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6237

Email: Dennis.DeRango@HydroOne.com

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Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

Phone: (705) 728-7570
Fax: (705) 728-2265
www.scdsb.on.ca

October 27, 2017

Ms. Carlissa McLaren
Development Planner
Planning Services
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NOS. D12-435, D14-1638

Dear Ms. McLaren:

PLAN OF SUBDIVISION/ZONING AMENDMENT
961 BIG BAY LTD.
961 BIG BAY POINT ROAD
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted development application. The draft plan of subdivision includes a total of 16 single family detached residential units. The Zoning By-law Amendment will rezone the subject lands from Residential Rural (RR) and Agricultural General (AG) to Neighbourhood Residential (R5).

Planning staff request that our normal warning/notification clauses be included in the conditions of draft plan approval.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Holly Spacek, MCIP, RPP
Senior Planner



Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario, Canada L4M 5K3
Tel 705.722.3555 Fax 705.722.6534
www.smcdsb.on.ca

October 20, 2017

City of Barrie
70 Collier St.
Barrie, ON
L4M 4T5

Attention: Carlissa McLaren
Planner

VIA EMAIL ONLY

Re: COMMENT LETTER
Application for Draft Plan of Subdivision
Owner: 961 Big Bay Ltd.
Location: 961 Big Bay Point Road
City of Barrie, County of Simcoe
File No.: D12-435

Dear Carlissa McLaren,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the Proposed Draft Plan of Subdivision as described above. More specifically, the proposal consists of the development of 16 single family residential units.

Any pupils that are generated by this development would be within the current catchment area for St. Michael the Archangel Catholic Elementary School and St. Peter's Catholic Secondary School both located in the City of Barrie. St. Michael the Archangel has a Ministry Rated Capacity of 524.0 pupils, and a current enrolment of 317 pupils.

Due to the pace of residential development in the area, the Board requests the following condition of Draft Plan approval:

"That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school's area."

Final wording of the requested Draft Plan condition shall be approved by the Simcoe Muskoka Catholic District School Board.

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board's response, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly,

A handwritten signature in black ink, appearing to read 'Barb Fox', written in a cursive style.

Barb Fox
Planning Officer

Carlissa McLaren

From: circulations@wsp.com
Sent: Friday, October 13, 2017 2:23 PM
To: Carlissa McLaren
Subject: D14-1638 and D12-435; Zoning By-law Amendment and Draft Plan of Subdivision applications; 961 Big Bay Point Rd.

2017-10-13

Carlissa McLaren

Barrie

, ,

Attention: Carlissa McLaren

Re: D14-1638 and D12-435; Zoning By-law Amendment and Draft Plan of Subdivision applications; 961 Big Bay Point Rd.; Your File No. D14-1638,D12-435

Our File No. 80173

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

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Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

October 13, 2017

Carlissa McLaren
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment – Revised
961 Big Bay Ltd.
961 Big Bay Point Road
City of Barrie
File No.: D12-435 & D14-1638

Enbridge Gas Distribution has no changes to the previously identified conditions for this revised application(s).

Sincerely,

A handwritten signature in cursive script that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh

Carlissa McLaren

From: Carlissa McLaren
Sent: Monday, October 02, 2017 9:14 AM
To: 'Keith MacKinnon'
Subject: FW: Barrie - 961 Big Bay Point Rd - D14-1638

Good morning Keith,

FYI and action as appropriate.

Regards,

Carlissa McLaren, MCIP, RPP
Planner, Planning and Building Services Department
The City of Barrie
705-739-4220 x4719

Please consider the environment before printing this email.

From: Michelle.Tien@HydroOne.com [mailto:Michelle.Tien@HydroOne.com]
Sent: Friday, September 29, 2017 2:24 PM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: Barrie - 961 Big Bay Point Rd - D14-1638

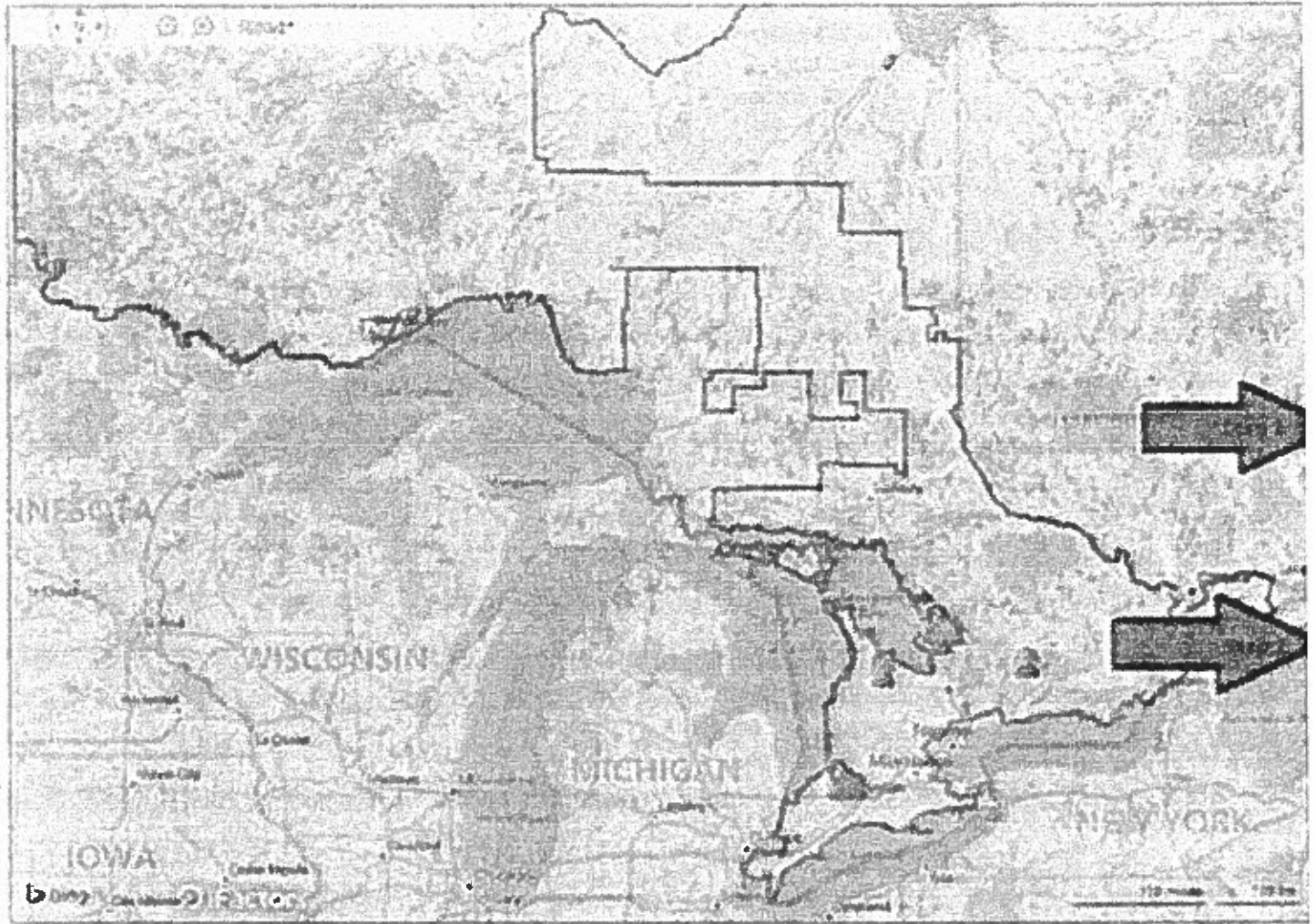
Hello,

We are in receipt of your Plan of Subdivision application D14-1638 dated Sept 22, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6237

Email: Dennis.DeRango@HydroOne.com

Please note we also accept circulations via email at LandUsePlanning@HydroOne.com.

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Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

September 27, 2017

Carlissa McLaren
Planner
City of Barrie
Planning & Building Services
70 Collier Street, PO Box 400
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
961 Big Bay Ltd.
961 Big Bay Point Road
City of Barrie
File No.: D12-435 & D14-1638

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh

Carlissa McLaren

From: Carlissa McLaren
Sent: Monday, September 25, 2017 10:40 AM
To: 'Keith MacKinnon'
Subject: FW: Notice of Complete Application - 961 Big Bay Point Road (D14-1638)

FYI

Carlissa McLaren, MCIP, RPP
Planner
Ext. 4719

 Please consider the environment before printing this email.

From: Brandon Gaffoor [mailto:Brandon.Gaffoor@metrolinx.com]
Sent: Friday, September 22, 2017 2:55 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: RE: Notice of Complete Application - 961 Big Bay Point Road (D14-1638)

Hello Carlissa,

We have reviewed the circulation for 961 Big Bay Point Road, Barrie. I note the subject site is further than 300 metres from a GO Transit Rail Corridor and/or Rail Facility. We have no comments at this time.

Should you have any questions or concerns, please feel free to contact myself.

Brandon Gaffoor, B.E.S.
Intern | Rail Corridor Management Office | Rail Corridor Infrastructure | GO Transit
METROLINX | 335 Judson Street | Toronto | Ontario | M8Z 1B2
T. 416.202.7294 M. 647.289.1958



From: Tina Gonneau [mailto:Tina.Gonneau@barrie.ca]
Sent: September-22-17 1:37 PM
To: Alectra Utilities; Allandale School Transit Ltd.; Andrea Bourrie; Canadian Pacific Railway; Canadian Tire Corp. Ltd.; Canadian Tire Corp. Ltd.; Cathy Borchuk; Chris Glanville; City Council; Conseil Scolaire de District Catholique Centre-Sud; Conseil Scolaire Viamonde; Costco Wholesale Canada Ltd.; Costco Wholesale Canada Ltd.; County of Simcoe; CRS Contractors Rental Supply; Dawn McAlpine; Enbridge Gas Distribution Inc.; Frank Palka; Adam Snow; Navi Singh; Hydro One Inc.; Hydro One Networks Inc.; Infrastructure Ontario; Infrastructure Ontario - Peter Reed; Jeff Lehman; John Thompson; Kate Ash; Lake Simcoe Region Conservation Authority; Michael Prowse; Ministry of Municipal Affairs & Housing - Aldo Ingraldi; Ministry of Municipal Affairs & Housing - Marcia Wallace; Ministry of the Environment and Climate Change; MMM Group Limited (Bell); MTO Central Region; Nottawasaga Valley Conservation Authority; Ontario Power Generation Inc.; Pam Childs; Petro Canada; Praxair Distribution Inc. - Jonas Ellery; Praxair Distribution Inc. - Rob Traves; Richard Forward; Robert Sutton; Rona Home & Garden; Ryan White; Simcoe County District School Board; Simcoe Muskoka Catholic District School Board; Simcoe Muskoka District Health Unit; Stacey Forfar; Superior Propane; Tammy Banting; TransCanada Pipelines Limited; UPS Canada Ltd.; Walter Fischer; Western Electrical Millwright Services Ltd.
Subject: Notice of Complete Application - 961 Big Bay Point Road (D14-1638)

Good afternoon.

Attached please find Notice of Complete Application/Neighbourhood Meeting regarding a proposed Amendment to the Zoning By-law and Draft Plan of Subdivision for lands known municipally as 961 Big Bay Point Road.

If you have any questions regarding the proposal, please do not hesitate to contact the file manager, Carlissa McLaren at 705-739-4220, extension 4719.

Tina Gonneau
Agreements Officer
Planning & Building Services



City of Barrie: City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5
Office: 705-739-4208 Extension 4416
www.barrie.ca

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This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.

From: Matt Horvath
Sent: Wednesday, August 02, 2017 6:49 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: Neighborhood Meeting Follow up

Hi Carlissa,

I was at last week's neighborhood meeting regarding the LM and Bluewater build and I would like to be included in future emails as well as informed of the next meetings.

My comments:

- the trees along the property line. I live in the townhouses on Winchester Terrace across from Lancaster Crt and would like to attend the next meetings about the possible preservation of some more trees
- Infrastructure improvements are seriously required to Mapleview / Lockhart *before* the build starts. Traffic is horrendous when approaching & crossing Hwy 400
- SDCSB needs to address the amount of families moving into the area and react quickly to build more schools.
- The park at the end of Winchester Terrace should include a baseball diamond
- There should be no access by car to the park from Winchester Terrace. The East side homes do not have enough driveway space as it is and almost every family has two cars on the street when permitted. Having access from Winchester would make our street even more congested than it already is (there are cars parked all along the east side of the street, every day)
 - if there is access, possible resident parking permits should be provided and parking for street residents only
- there should not be any construction vehicles coming through the neighborhood
- Dust / dirt control needs to be in place by the builders
- Michael Mcann should attend the next meeting to be able to address our concerns with informed information rather than directing these questions to Ray from the Consultants

If I have any other additions, I will email you.

Regards,

Matt Horvath

Carlissa McLaren

From: Heather Davies
Sent: Saturday, July 15, 2017 7:48 PM
To: Carlissa McLaren
Subject: Neighbourhood Meeting - July 26 2017 - Question
Attachments: Official Plan Excerpt 9.5.7.5.pdf

Regarding proposed plan of subdivision D12-429 & D14-1626 (1005 & 1025 Big Bay Point Road/3320 20th Sideroad), we will unfortunately be away on holidays the day of the meeting.

As per the notice, we are submitting our question below:

-Please advise what is planned for the existing trees on or abutting the rear lot line of the homes on Winchester Terrace in the Defined Policy Area as per Official Plan clause no 9.5.7.5 (copy attached). This policy indicates measures for their protection will be established.

We would also like to be informed of any future meetings regarding this plan of subdivision.

Thank you,

Mark St. John and Heather Davies

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From:

Sent: Friday, August 04, 2017 2:23 PM

To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>

Subject: D12-429 and D14-1626 - 1005 AND 1025 Big Bay Point Road and 3320 20th Side Road

Good Afternoon Carlissa,

I attended the neighbourhood meeting on Wednesday July 26th regarding this development.

I just have a few comments/questions.

1. Could I have more details on the Rezoning?
2. The tree line that abuts the east side of Versailles Cres. Which I realize is on the developers land, would be nice if it was maintained. It does provide a level of nature to an otherwise sea of houses. It would provide for a nice buffer as well, from the on going construction. If there is going to be further talk about the trees, could you please involve me.

And that's really it, I thought you, the agent and your staff did a wonderful job.

Many thanks,

Ali Chapple

Sent from Mail for Windows 10

On Aug 3, 2017, at 2:44 PM, Brenda

wrote:

>>

>> Dear Carlissa

>> We unfortunately could not attend the meeting held July 26th regarding above development plans.

>> It appears there is a planned subdivision street running directly adjacent and parallel to Big Bay Pt Rd. I believe it is labelled "Street T". Apologies if incorrect as the draft plan drawing sheet attached to our letter received is rather small. My question is - what is planned as a barrier between Big Bay Pt Rd and this Street T? I'm hoping, when I look from front of my property across Big Bay Pt Rd, I will see a street barrier fence of some kind and not just a subdivision street?

>> We would very much appreciate hearing your response and/or receiving more clarity on this.

>> Sincerely,

>> Bob and Henderson

>>

>>

>>

>> Sent from my iPad