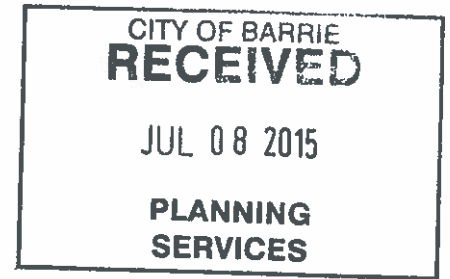


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Jul 7, 2015

Michael Henry (P058)
AMICK Consultants Limited
PO BOX 29 Port McNicoll ON L0K 1R0

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 Background Study of 199 Ardagh Road, Part of Lot 5, Concession 13 (Geographic Township of Innisfil, County of Simcoe), of City of Barrie", Dated Mar 25, 2015, Filed with MTCS Toronto Office on Apr 9, 2015, MTCS Project Information Form Number P058-1512-2015, MTCS File Number 0003062

Dear Mr. Henry:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in Figure 1 and Figure 7 of the above titled report and recommends the following:

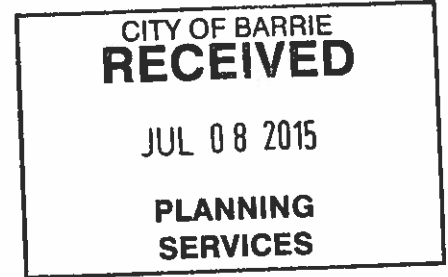
As a result of the Stage 1 Archaeological Background Study of the study area, evidence suggests potential for archaeological resources. Consequently, the following recommendations are made:

- Stage 2 Archaeologist Assessment of the study area is warranted;
- A Stage 1 Property Inspection must be completed concurrently with the Stage 2 Property Assessment;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has not been addressed until such time as a Stage 2 Property Assessment is completed and any recommendations flowing from that assessment are addressed.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no

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Jul 7, 2015

Sarah MacKinnon (P1024)
AMICK Consultants Limited
96 Burke Barrie ON L4N 7H9

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 2 Archaeological Property Assessment of the Proposed Mansoura Townhomes Development, 199 Ardagh Road, Part of Lot5, Concession 13 (Geographic Township of Innisfil, County of Simcoe), City of Barrie", Dated Jun 16, 2015, Filed with MTCS Toronto Office on Jun 24, 2015, MTCS Project Information Form Number P1024-0018-2015, MTCS File Number 0003062

Dear Ms. MacKinnon:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in Figure 1 and Figure 7 of the above titled report and recommends the following:

As a result of the property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The proposed undertaking is clear of any archaeological concern;

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no



COMMENTS: (BY FAX ONLY)

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

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 PowerStream 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 PowerStream'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. PowerStream 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 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley
Supervisor, Subdivisions & New Services
Phone: 705-241-7950 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@powerstream.ca



Sent by email: ahill@barrie.ca

July 2, 2015

File No: D14-1588
IMS File No: PZOA528C5

Mr. Andrew Hill
Development Planner
City of Barrie
Planning Services
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Dear Mr. Hill:

Re: Zoning By-law Amendment
File No. D14-1588
199 Ardagh Road
City of Barrie

Thank you for circulating the Lake Simcoe Region Conservation Authority (LSRCA) on the above-noted Zoning By-law amendment application. It is our understanding that the purpose and effect of this application is to re-zone the property from R1 to RM2 (SP) to permit a 49 unit block/cluster townhouse development. It is our understanding that future applications related to this development will include a Site Plan Application and Exemption under Section 9(6) of the Condominium Act.

The LSRCA has reviewed this application in the context of the Provincial Policy Statement (PPS), the Lake Simcoe Protection Plan (LSPP), Ontario Regulation 179/06 under the *Conservation Authorities Act* and the environmental protection policies of the City of Barrie Official Plan. We note that the Planning Justification Report does not address policy conformity with the Lake Simcoe Protection Plan. We recommend that this report be updated to address designated policies 4.8-4.11 related to stormwater management and designated policies 6.33 related to settlement areas.

The subject property is adjacent to Hotchkiss Creek and includes lands regulated under Ontario Regulation 179/06 of the *Conservation Authorities Act* associated with this feature. Schedule H of the City of Barrie Official Plan identifies a Level 1 with development designation on these lands and the proposed development meets the definition of major development as per the LSPP.

Based on our review, we recommend that the following comments be addressed to our satisfaction prior to adoption of the zoning bylaw amendment:

Page 1 of 2

July 2, 2015

File No: D14-1588

IMS File No: PZO A528C5

Mr. Hill

Page 2 of 2

Natural Heritage

1. We received the Addendum to the Environmental Impact Study (EIS) on June 18, 2015. It is still under review. Determination of the status of the features and the test of no negative impact required through Section 3.5.2.4 a) of the Official Plan and Provincial Policy Statement cannot be completed until the supporting information has been reviewed.
2. Impacts to the adjacent watercourse need to be assessed in relation to water quality, water quantity and natural hazards such as erosion and flooding.
3. It appears that the 0.3 ha woodland feature that is identified on the property is contiguous with woodland on adjacent lands. The evaluation of the woodland must include the size and significance of the entire contiguous feature, both on and off the property.

We recommend that a site meeting with LSRCA, City staff and the developer group be arranged to verify the significance of the natural heritage features on site.

Any loss of natural heritage feature will necessitate appropriate ecological offsetting to the satisfaction of the City and LSRCA. This ecological offsetting through a natural capital assessment is required to help achieve a no net loss of natural heritage features in the watershed.

Stormwater Management

We are currently reviewing the submitted Function Servicing Report related to this development. Prior to adoption of this zoning bylaw amendment, demonstration that the provisions of section 4.8 - 4.11-DP of the Lake Simcoe Protection Plan (LSPP) can be addressed as part of the proposed site plan must be provided. Please note that a preliminary water balance and phosphorus loading budget must be included in this demonstration.

If you have any questions related to the comments provided, do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Sincerely,



Lisa-Beth Bulford, M.Sc.
Development Planner

LBB/hh

- c. Charles Burgess, Planning Coordinator, LSRCA
Taylor Stevenson, Senior Environmental Regulation Analyst, LSRCA



Sent by email: ahill@barrie.ca

July 16, 2015

File No: D14-1588
IMS File No: PZOA528C6

Mr. Andrew Hill
Development Planner
City of Barrie
Planning Services
70 Collier Street, Box 400
Barrie, ON L4M 4T5

Dear Mr. Hill:

Re: Zoning By-law Amendment
File No. D14-1588
199 Ardagh Road
City of Barrie

Further to our letter dated July 2, 2015, we have now had the opportunity to complete our review of the following documents in relation to the above-noted zoning by-law amendment application:

- EXP Services Inc., *Functioning Service Report*, March 31, 2015
- Azimuth Environmental Consulting Inc., *Addendum to the EIS*, June 18, 2015

Based on our review, we recommend that the following comments be addressed to our satisfaction prior to adoption of the zoning bylaw amendment:

Natural Heritage

1. As stated in our letter of July 2, 2015, it appears that the 0.3 ha woodland feature that is identified on the property is contiguous with woodland on adjacent lands. The evaluation of the woodland must include the size and significance of the entire contiguous feature, both on and off the property. The consultant should demonstrate how the removal of this feature meets the no negative impact test of the Provincial Policy Statement (if shown to be significant) and the Barrie Official Plan policy 3.5.2.4(d) regardless.
2. As stated in our letter of July 2, 2015, impacts to the adjacent watercourse need to be assessed in relation to water quality, water quantity and natural hazards such as erosion and flooding.
3. Any loss of natural heritage feature will necessitate appropriate ecological offsetting to the satisfaction of the City and LSRCA. This ecological offsetting through a natural capital assessment is required to help achieve a no net loss of natural heritage features in the watershed. Demonstration of how this will be achieved will be a requirement of the subsequent site plan application process.

Page 1 of 3

July 16, 2015

File No: D14-1588

IMS File No: PZOA528C6

Mr. Hill

Page 2 of 3

Stormwater Management

4. Prior to adoption of this zoning bylaw amendment, demonstration that the provisions of section 4.8 – 4.11-DP of the Lake Simcoe Protection Plan (LSPP) can be addressed as part of the proposed site plan must be provided. Please note that a preliminary water balance and phosphorus loading budget must be included in this demonstration.

The following stormwater management comments must be addressed as part of the site plan application process:

5. A detailed sediment and erosion control plan will be required at the detailed design stage.
6. Clarification of section 1.3 of the FSR is required. A large portion of the rear of the site drains in a north easterly direction to an existing CB and not to the existing SWM pond to the east. Some of the SWM pond property also drains to this existing CB. Please revise/clarify.
7. Section 4.1 of the FSR indicates that all of catchment 102 flows onto Ardagh Road, but the existing ground contours appear to show approximately half of the catchment draining to an existing CB, which then drains north to Ardagh Road. Please clarify/revise the FSR and revise the drainage boundaries.
8. Section 4.1 of the FSR indicates that post development catchment 302 (EXT2?) has been enlarged. Please revise the drawing and modelling to leave it as external and add an internal site catchment.
9. Provide supporting information which will demonstrate that the drainage boundary for catchments 201 & 202 can actually be located along the rear wall of the proposed buildings. Please demonstrate that roof drainage will not be directed to the rear yards.
10. Please provide supporting information regarding the rainfall data and storm distributions used for this site.
11. Demonstrate that post development peak flows are being controlled to pre-development levels for all storm events for the 1:2 year to 1:100 year events for the 4 hour Chicago distribution and the 12 hour SCS Type II distribution.
12. Provide supporting information regarding the determination of the imperviousness values used for the stormwater modelling.
13. Section 4.1 of the FSR mentions drainage areas 301 & 302. Please indicate these on drawing SWM1.
14. Provide supporting information regarding the seasonally high groundwater elevations at this site.

July 16, 2015

File No: D14-1588

IMS File No: PZOA528C6

Mr. Hill

Page 3 of 3

15. Provide detailed grading and servicing plans.
16. Provide details, sections and supporting information regarding the proposed underground stormwater super pipe storage system. Also, provide details of the control manhole and orifice outlet.
17. Provide a Stage-Storage-Discharge chart for this site.
18. The oil/grit separator sizing calculations require revision, as the particle size distribution is to be the 'fines' distribution and the unit is to treat 90% of the average annual runoff. Please revise and provide proof of enrolment in the Canadian ETV program.
19. An oil/grit separator is not sufficient as a standalone method for water quality treatment. Demonstrate a treatment train approach employing Low Impact Development (LID) strategies.
20. Demonstrate that the provisions of section 4.8-DP – 4.11-DP of the Lake Simcoe Protection Plan (LSPP) are being addressed. A water balance and a phosphorus loading budget must be provided.
21. Provide detailed hardcopy modelling output in the FSR.
22. Please provide all model input and output files in digital format on a CD for our review. Also, include all rainfall files.

If you have any questions related to the comments provided, do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Sincerely,



Lisa-Beth Bulford, M.Sc.
Development Planner

LBB/hh

Bassett et al Submission Respecting File D14-1588

We live in detached, single family, brick veneer homes that directly abut the 199 Ardagh Rd. property, hence we would be among those most directly impacted by Mansoura Development Inc.'s proposal to develop 47 three-story condos.

That Mansoura is for-profit is indicative of why it wants the zoning increased from single to multi-family, and why it wants to use less expensive siding rather than all-brick veneers, thus proposing a housing development that is inconsistent with its adjoining neighborhoods. We hereby object to Mansoura's rezoning request because the character of the proposed multi-family dwellings will degrade the character and property values of all the neighboring single-family, detached homes.

As part of our due diligence in purchasing our home we questioned the feasibility of a housing development someday abutting our property. We were informed the 199 Ardagh Rd. property is too small to have multiple housing units without violating the City's bylaws with regard to road allowances and setbacks. Mansoura's requested Special Provisions implicitly confirms what we were told.

The Special Provisions collectively combine to legalize what the bylaws are designed to prohibit – housing too many people in too small a space. We see absolutely no justification for the requested Special Provisions other than to increase Mansoura's profits, and we might add, at our expense! It is very unfair that a private, for-profit organization be allowed to override the very bylaws upon which other taxpayers, in good faith, based their investment decisions. We hereby object to all the requested Special Provisions.

Beyond the specifics of this file, consider traffic congestion. Where Essa Rd. underpasses #400 we already have a notorious choke point for all eastbound traffic. The roads feeding the choke point from west of #400 act as a funnel. To get through the choke point trucks and cars on both Ardagh and Morrow must merge, then turn left and merge with all of Essa's (and Bryne's) eastbound traffic. The congestion is exacerbated by the fact that only one lane on Essa can service both the access ramp to #400 North and those trying to turn right onto Fairview at the lights. Speaking of lights, there are four sets of traffic signals, all within 400 meters of the choke point and often out-of-sync with each other. Thus traffic is seriously congested several times every day due to a combination of too many vehicles funneling into one choke point, four mutually interfering lights, and only one lane to service both #400 going North and Fairview going South (plus through traffic on Essa). God help us if there's a crash during rush hour.

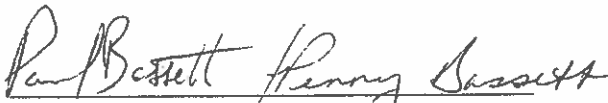
We urge the City's Engineering department to do a rush-hour congestion study of those intersections, adding in the probable effects of all the developments, ongoing and proposed, in the traffic-shed west of the choke point. Future housing developments need to be put on hold until the existing congestion flowing east into the choke point is substantially mitigated. Thus we hereby object to the proposed development because 47 more families can only worsen an already problematic traffic situation.

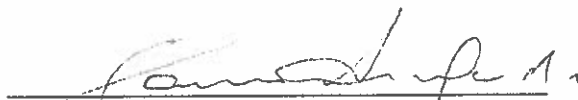
In summary, we the undersigned object to the Mansoura application for three principled reasons:

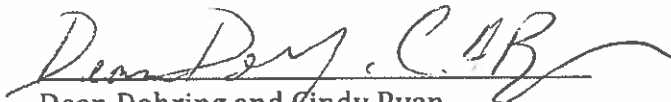
1. A higher housing density will
 - a. Be inconsistent with the single-family, detached nature of homes to the immediate south and east, and
 - b. Reduce the value of real estate in those neighborhoods.
2. The Special Provisions will
 - a. Allow Mansoura's property to exceed any reasonable housing density limit that is articulated in the Planning Act, and
 - b. Benefit Mansoura Development Inc. at the expense of local residents.
3. The already problematic traffic congestion at the choke point will be unacceptably worsened for all who have to drive in this area.

If The City of Barrie approves the amendments proposed in file D14-1588, we will appeal to the OMB.

Signed September 22, 2015


Paul Bassett and Penny Bassett


David Crawford and Mavis Crawford


Dean Dohring and Cindy Ryan


Scott and Kate Cooper