



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

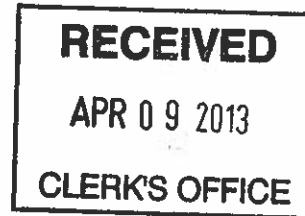
April 2, 2013

City of Barrie
Planning Dept.
P.O. Box 400, 70 Collier Street
Barrie, ON
L4M 4T5

Attention: Dawn McAlpine

Dear Sir/Madam:

RE: Draft Plan of Subdivision
311 & 343 County Road 27
Your File No: D09-29 D12-403 D14-1549
Bell File No: 48819



A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may 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 such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

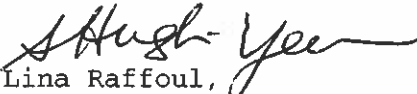
The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required

subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

for 
Lina Raffoul,

Manager - Development & Municipal Services, ON

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

From: Dorton, Peter (MTO) [<mailto:Peter.Dorton@ontario.ca>]

Sent: Thursday, April 04, 2013 1:44 PM

To: Laura Johnston

Cc: Iannacito, Phil (MTO)

Subject: 311 and 347 CR27, Barrie

Laura:

In response to your attached circulation, this proposed development is beyond MTO permit control; we have no comments and need not be circulated further on proposals for this site.

Thanks,

Peter Dorton

Project Manager

MTO Central Region

Corridor Management Section

7th Floor, Building D

1201 Wilson Avenue

Downsview, ON M3M 1J8

Ph: 416-235-4280

Fx: 416-235-4267

Email: peter.dorton@ontario.ca

DA



TANOAK BOXERS

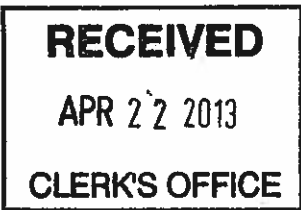
PERM. REG'D.

**RR#5, 8292 County Rd. 27, Barrie, ON
L4N 9C4**

Tel. (705)733-0330, FAX (705)733-5780

Barrie, April 15, 2013

The City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5



Attn. Dawn McAlpine, City Clerk

Dear Ms. McAlpine,

Re: Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision - Project Barrie Development Inc., 311 and 343 County Road 27, Barrie
Your File: D09-29/D12-403/D14-1549

thank you for your letter of April 12, 2013. While we are obviously not "too enamoured" by the news we have to state that there are no obvious grounds on which we could object to the proposed rezoning. In our experience the city's planning department has done a careful job, looking back at the planning of Bear Creek Secondary School. No doubt your planners are aware of the challenges of having yet another "feeder road" into the ever more busy County Road 27 and will take all necessary precautions.

For your added information: we have been operating a kennel at our address for over 30 years and will continue to do so. We trust that this shall not result in any objections of future inhabitants of this new subdivision, specifically those who may acquire any of the properties directly bordering onto County Road 27, numbers 1-16 and 119-106 (north to south) shown on your proposed plan of subdivision. For your added information we append a sketch of our kennel location, which has a setback of 125 m from the road. For ease of proper identification of location: the legal description of the property is E½ L28, Conc. 11, Township of Essa.

We would appreciate if you could keep us posted with respect to the results of this application.

Yours truly,

Dieter S. Leidel, P.Eng.
Consulting Engineer

TANOAK perm. Reg'd. Boxers

RR#5, Barrie, Ont., L4M 4S7

(705)753-0330

N



Dorner

Rallison

Ref. Plan 51R-2174
(Part 1)

house & kennel Leidel

4.5m

125m

140m

Highway 131

Clements

Mirsopp

Ref. Plan 51R-2177
(Part 7)

Ross

Ref. Plan 51R-2046

Tomlinson

scale 5000 : 1

Nov. 25, 1993

From: Stefano.CERONE@HydroOne.com [mailto:Stefano.CERONE@HydroOne.com]

Sent: April 18, 2013 9:58 AM

To: Dawn McAlpine

Subject: Draft Plan of Subdivision Application No. D14-1549

Draft Plan of Subdivision Application No. D14-1549 (Project Barrie Development Inc., 311 and 343 County Road 27, Barrie)

Dawn McAlpine,

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application 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 via e-mail at subdivision@HydroOne.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you,

Dennis De Rango
Specialized Services Team Lead
Hydro One-Real Estate
905-946-6237
dennis.derango@hydroone.com

Corporation of the Township of Essa
5786 County Road 21
Utopia, Ontario
L0M 1T0



Where Town and Country Meet

Telephone: (705) 424-9770
Fax: (705) 424-2367
Web Site: www.essatownship.on.ca

April 23, 2013

Dawn McAlpine, City Clerk
City of Barrie
P.O. Box 400
Barrie, Ontario
L4M 4T5



Dear Sir/Madam,

**Re: Public Notice for Application of an Official Plan Amendment, an
Amendment to the Zoning By-law, and Draft Plan of Subdivision
Project Barrie Development Inc., 311 and 343 County 27, Barrie**

The Township of Essa has concern for stormwater runoff from the above-noted proposed plan at 311 and 343 County Road 27, Barrie.

As such, could you please send all details of the proposed stormwater management plan to us for review and comment?

Yours truly,

A handwritten signature in cursive script that reads "C. Healey".

Colleen Healey, MCIP, RPP
Manager of Planning & Development
CH/ap

c.c. Dan Perreault, Manager of Public Works, Essa



Skelton Brumwell & ASSOCIATES INC.

ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS

95 BELL FARM ROAD
SUITE 107
BARRIE, ONTARIO
L4M 5G1

TELEPHONE:
(705) 726-1161

FAX:
(705) 726-0331

mailto:skeltonbrumwell.ca
www.skeltonbrumwell.ca

April 29, 2013

The Corporation of the City of Barrie
70 Collier Street, P.O. Box 400,
BARRIE, Ontario L4M 4T5

Attention: Dawn McAlpine,
City Clerk

Dear Ms. McAlpine:

Re: Project Barrie Development Inc. Plan of Subdivision
311 and 343 County Road 27
City of Barrie
Your Files: D09-29 / D12-403 / D14-1549
Our File: P/N 97-1469

I am writing on behalf of the Ardagh West Development Corporation (AWDC) which consists of developers in the Ardagh West Secondary Plan Area who together have been responsible for constructing various municipal services within the Secondary Plan Area. I have been responsible for administering the Cost Sharing Agreement to ensure that any developers within Ardagh West who benefit from these services pay their fair share towards the cost of those works.

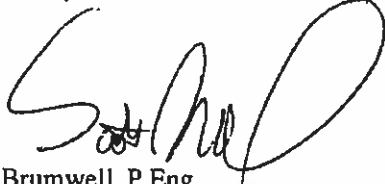
In reference to the above noted development proposal, I am requesting that the Draft Plan Conditions and the Subdivision Agreement include clauses requiring that as a condition for approval and registration, a Clearance Letter is to be issued by the AWDC confirming that Project Barrie Development Inc. is in good standing with the developers group. We would issue the Clearance Letter once the developer has paid their fair share of costs to the AWDC.

Please contact the undersigned if you have any questions.

Yours truly,

SKELTON, BRUMWELL & ASSOCIATES INC.

Per:



Scott Brumwell, P.Eng.
Ardagh West Development Corporation

SWB/bal

Cc: City of Barrie -- Laura Johnston
1712124 Ontario Inc. - Bill Robertson
Lawton Ardagh Corporation - Eric Lawton
Cygnus Developments - Frank Montagnese
Pratt Developments - Hugh Johnston

C-13-128



Via fax

Vincent G. Shanahan

30 April 2013

The City of Barrie
P.O. Box 400
Barrie, Ontario
L4M 4T5

Attention: Dawn McAlpine, City Clerk

Dear Madam:

Re: File No. D09-29/D12-403/D14-1549

I am the registered owner of the property described municipally as _____ Barrie, Ontario.

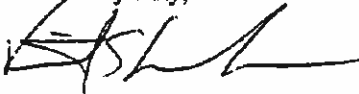
My property abuts the proposed subject development lands on the south and east boundary lines.

I am opposed to the proposed Official Plan Amendment and to the Amendment to the Zoning By-law for the following reasons:

1. In all likelihood the value and/or sales appeal of my property will decrease based on losing the benefit of having my property backing onto open green space and golf course at present, to being backing onto congested 36 foot development lots;
2. The construction of a storm water collection basin, at the very south boundary of my property, is of particular concern. My property is serviced by a drilled well for water supply (situated approximately 12 feet from the south boundary line), and septic system for waste disposal. This storm water basin may very well threaten contamination of my water supply at this property, and threaten potential flooding concerns long term;
3. The proposed storm water collection basin also presents a very real danger in the form of enticement to minors residing at my property, and to neighbouring children.

I hereby make this written submission to Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, and request that I be notified of all decisions regarding this matter going forward.

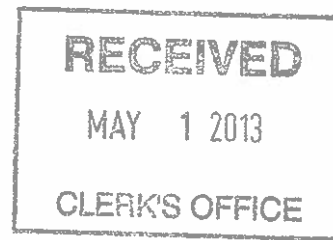
Yours very truly,



Vincent G. Shanahan

*cc: T. Demeau
E. Hodgins
Planning*

April 29, 2013



Mr. Mayor & Members of City Council:

My name is Jim Lawrence

- **I am here to oppose the Re-zoning of Pine View Golf Course from open space to single family dwellings. File# D09-29/D12-403/D14-1549**
- **When I purchased my home I was advised that the property was zoned for a golf course and would always be a golf course.**
- **I have spoken to many planners on the fourth floor of City Hall over the years and received the same answer**
- **There are many reasons for me to oppose this zone change**
- **As Simcoe County Forest abuts the property and all the wild life it supports, I feel this will put a huge strain on it.**
- **Also, Bear Creek Begins at the rear of the Golf Course and literally bubbles out of the ground at that point**
- **Due to the topography of the land, I am concerned at the amount of bulldozing it would take to make the property useable and this is one of the reasons planners have advised me over the years it would always be a golf course**
- **I even met with a city planner early in the spring of 2012 re: a waterline that has since come through and was told that it was a loop for Mapleview and had NOTHING to do with the golf course or my property**
- **The Trans Canada pipeline runs through the property and follows the contour of the land**
- **My own property is very hilly and would require a retaining wall of roughly 6 feet between the golf course and myself, the same would apply at the northern rear corner**

- There is a man made pond on the golf course approximately 250ft by 150ft and 25ft deep which also support wildlife which I understand would be removed
- I went to city hall on Thursday, April 25, 2013 and was directed to the 9th floor where I met with Carlissa McLaren and had an opportunity to view a drawing for a few moments and was advised it was an application of the official plan amendment. At this time I request to purchase a copy of the drawings for review as the one supplied by the city cannot be read without a magnifying glass
- It also appears that the highway in front of my home will be widened which would also require another retaining wall which in my estimate would be close to 20 feet high.
- The fact that my home and one other at the North end of the golf course would remain in the midst of a brand new subdivision will, in my opinion create an eye sore and deflates our home values
- All that being said, my dream home that I have worked on lovingly for over 20 years and paid my city taxes faithfully would be drastically reduced in value
- I trust that the City of Barrie takes it long term and faithful residents needs and commitments seriously and will seriously consider this re-zoning plan to be unacceptable



Jim Lawrence