

From: Sharon Posius
Sent: Tuesday, March 16, 2021 11:19 AM
To: Dana Suddaby <Dana.Suddaby@barrie.ca>
Subject: 821 Big Bay Point Road, Barrie, File D30-001-2021

Please forward to the appropriate department.

To Whom It May Concern:

As a Barrie resident who drives past this property on a daily basis, I am extremely concerned to hear of plans for a 30-townhouse development on this pristine piece of land.

It is surrounded by extremely tall and mature evergreen trees and I am horrified at the thought that they will be razed to the ground to make way for the townhomes.

Can the developer please ensure - or better yet can the City of Barrie ensure the developer - leave these trees that surround the perimeter of the property alone and intact!!!!

They would not only serve as a buffer but a ready-made privacy screen for the development.

We are seeing too many trees being destroyed to make way for houses and it would be a tragedy to destroy these mature trees as well for the sake of a few townhomes.

Thank you and I look forward to hearing from you.

Sincerely,

Sharon Posius

March 16, 2021

Legislative and Court Services
City of Barrie
City Hall
70 Collier Street, P.O. Box 400
Barrie, ON
L4M 4T5

FILE NO.: D30-001-2021

Dear Legislative and Court Services:

NOTICE OF COMPLETE APPLICATION FOR
ZONING BY-LAW AMENDMENT
821 BIG BAY POINT ROAD
BLOCK 27, PART OF BLOCK 26, PLAN 51M-1114 AND
PART OF PART 2, PLAN 51R-18753
CITY OF BARRIE

Thank you for circulating notification with respect to a Notice of Public Meeting for Zoning By-law Amendment for the lands known municipally as 821 Big Bay Point Road. The application proposes to rezone the lands from Residential Single Detached Dwelling Third Density (R3) & Residential Multiple Dwelling Second Density – Townhouse (RM2-TH) to Residential Multiple Second Density – Special Provision (RM2) (SP-XXX). The effect of the application will be to create a residential condominium development with 30 townhouse units on a private roadway. The lands are approximately 0.75 hectares in area and are located on the south side of Big Bay Point Road, west of Prince William Way. The ownership will be condominium and will be geared to seniors through the design of the units, the low maintenance lifestyle of a condominium and the opportunity for garden plots in the amenity space.

Simcoe County District School Board (SCDSB) Planning staff have no objection to this development. Planning staff are pleased to see a sidewalk and road access connecting to the adjacent development. Planning staff request that the SCDSB's standard conditions, as indicated below, be included moving forward and conveyed to potential purchasers:

- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be

amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

Please provide the SCDSB with a copy of the notice of decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide the SCDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide the SCDSB with a copy of the registered plan in electronic format.

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

Thank you,

A handwritten signature in black ink, appearing to read "Nick Gooding".

Nick Gooding
Planner

cc: Dana Suddaby, Planner, Development Services, City of Barrie

From:

Sent:

Tuesday, March 9, 2021 10:11 AM

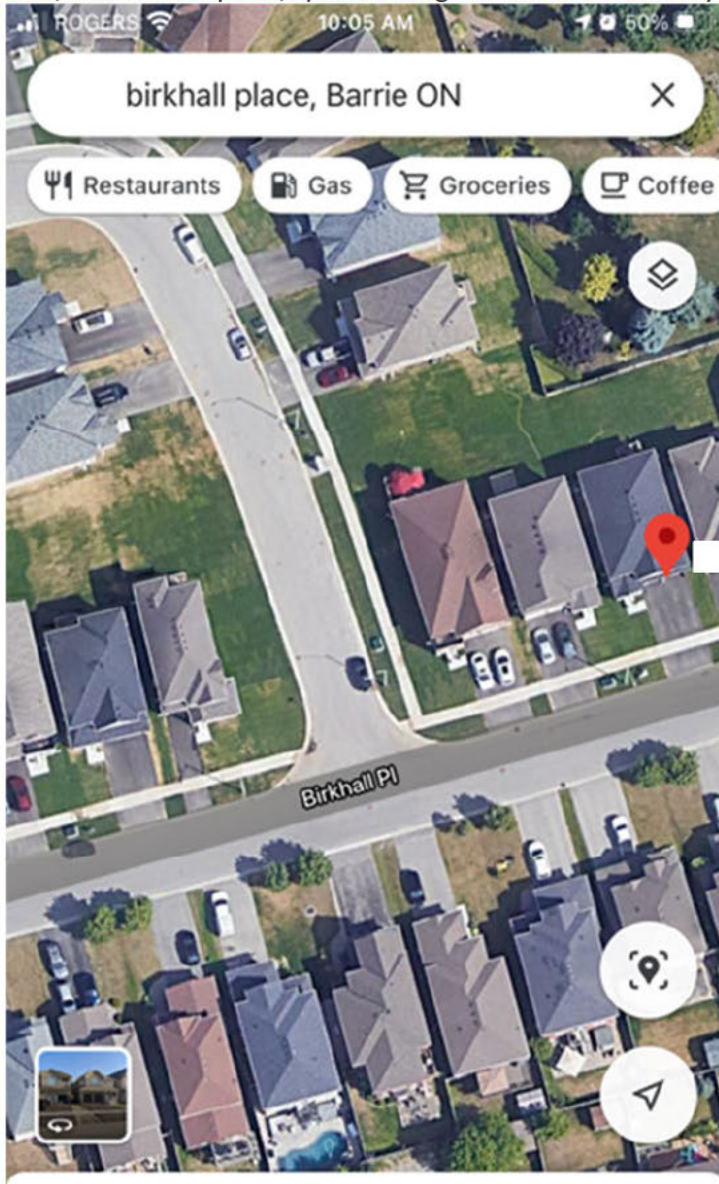
To:

Dana Suddaby

Subject:

821 Big Bay Point Rd, Barrie.

Good morning Dana, just wondering how I put in about this proposed subdivision. My only concern is that the street exits and enters off Birkhall Place. We have way to much traffic along this road . have they done a traffic flow assessment. I hope they would look into putting a stop sign at prince George cres, and Birkhall place, speeds along this street are already too fast and busy. Thank you Ian.



Birkhall Pl

Birkhall Pl, Barrie, ON

IAN HARRAD

Date: February 26th , 2021

Attention: **Dana Suddaby**

RE: Request for Comments

File No.: **D30-01-2021**

Related Files:

Applicant: Robert Gilroy

Location 821 Big Bay Point Rd



Discover the possibilities

COMMENTS:

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

☒

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

☐

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

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

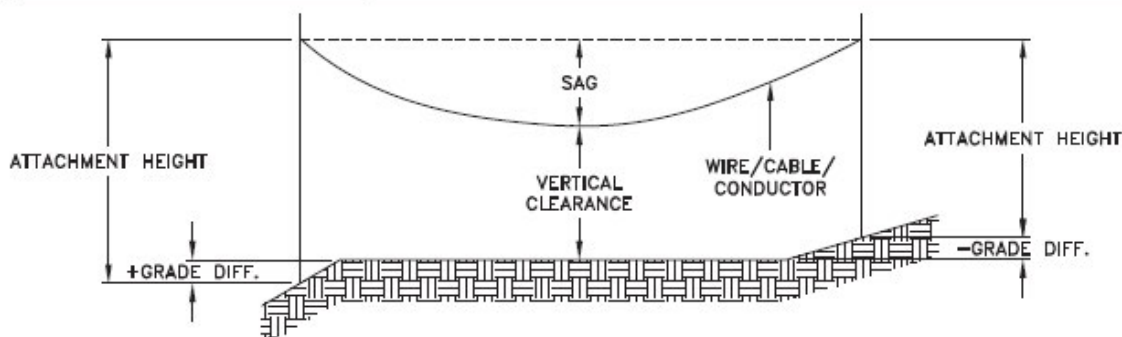
If more information is required, please contact:

Mr. Stephen Cranley
Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

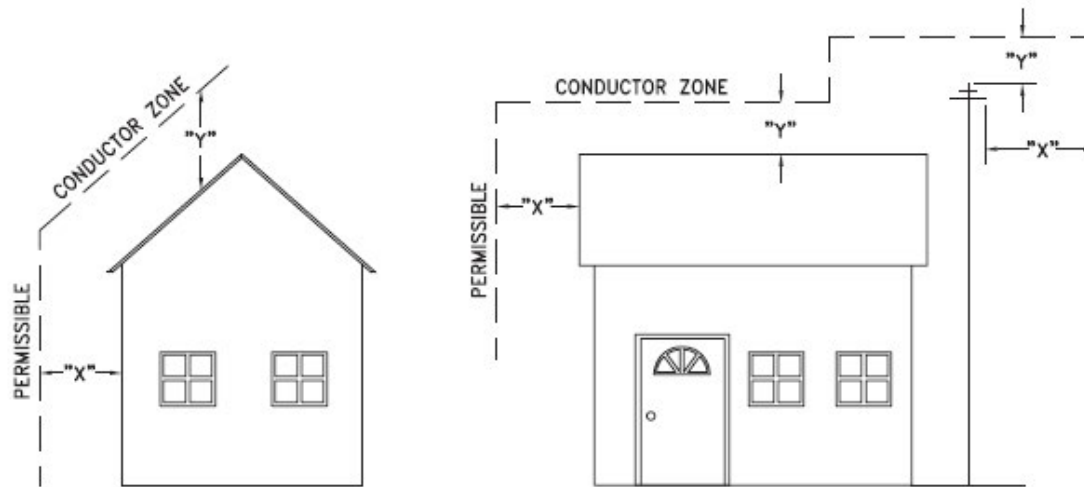
CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

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

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

REFERENCES	
SAGS AND TENSIONS	SECTION 02

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	2010-MAY-05

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
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