

From: Kristina Zaltsman
Sent: Tuesday, May 11, 2021 2:56 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Amendment to the Zoning By-Law

Hello,

As a resident of Barrie, specifically in Ardagh Bluff we are strongly against the proposed development. In no shape or form does this project fit in the neighborhood! It is a quiet area which is the reason we moved here in the first place with no condominiums.

Further current infrastructure cannot support this development. With schools in the neighbourhood already at capacity how is the City even considering it?! The roads also cannot support this development!

What once was a nice forest and area to enjoy the outdoors is now being replaced with a massive dense development which is driven by greed.
Please make note that we are strongly against this proposal!

Thanks,

Kristina

From: Sandie Fischer **Sent:** Tuesday, May 11, 2021 10:31 AM
To: cityclerks <cityclerks@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Cc: Natalie Harris <Natalie.Harris@barrie.ca>
Subject: 2 more Survey Results for Public Meeting - Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP, 189 Summerset Drive File: D30-003-2020

Good Morning,
2 more Survey Results for Public Meeting.
Regards,
Sandie Fischer

April 18, 2021

SURVEY regarding File: D30-003-2020, Notice of a public meeting pursuant to section 34(12) of the planning act, r.s.o. 1990, as amended, in respect to a proposed amendment to the zoning by-law.

The application is intended to amend the current zoning from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density' with Special Provisions (RM2 SP-XXX) and 'Residential Apartment First Density' (RA1-2) (SP-XXX) with Special Provisions.

The proposed Zoning By-law Amendment would facilitate the development of 218 back-to-back townhouses units consisting of three and four storeys in height and a 90 unit, 6-storey apartment building for a total of 308 residential units. The proposal would be developed as a plan of condominium. The requested special provisions include, but are not limited to, increased height, increased gross floor area, reduced setbacks, and back-to-back townhouses with a reduced parking standard.

Please answer the following questions:

Question	YES or NO	COMMENTS
YES or NO to all amendments (Special Provisions) to Zoning in the Developers proposal?	NO	
YES or NO to unlimited special provisions by the developer?	NO	
YES or NO to increased building height?	NO	
YES or NO to increased gross floor area?	NO	
YES or NO to reduced setbacks?	NO	
YES or NO to back-to-back townhouses?	NO	
YES or NO to reduced parking standard?	NO	
Other Concerns:		

My biggest concern would be the special provisions being requested, mainly the apartment building and the increased height. We just moved here and the traffic impact to schools would be significant.

Signature [Redacted]
Name [Redacted]
Address [Redacted]
Date May. 3. 2021

April 18, 2021

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Please answer the following questions:

Question	YES or NO	COMMENTS
YES or NO to all amendments (Special Provisions) to Zoning in the developers proposal?	NO	
YES or NO to unlimited special provisions by the developer?	NO	
YES or NO to increased building height?	NO	
YES or NO to increased gross floor area?	NO	
YES or NO to reduced setbacks?	NO	
YES or NO to back-to-back townhouses?	NO	
YES or NO to reduced parking standard?	NO	
Other Comments:		

Lived in Toronto. This allowing of amendments to the by-laws is a bad idea.

Signature

Name

OMAR GARCIA

Address

Date

MAY 3, 2021

Amy Matthews

Barrie ON L4N 5S3

May 10, 2021

Development Services Department
City of Barrie
70 Collier Street
P.O. Box 400
Barrie ON L4M 4T5

Attention: Celeste Kitsemetry, Senior Planner

Dear Ms. Kitsemetry,

RE: Proposed Development at 189 Summerset Drive – Zoning Amendment Application

I am writing to you as a homeowner in the Ardagh Bluffs area of Barrie, as a parent of young children, and as Co-Chair of the School Council at Ardagh Bluffs Public School. I have reviewed the application submitted by Innovative Planning Solutions on behalf of Wynstar Bear Creek LP regarding proposed zoning changes to the property noted above, and I am very concerned with the potential effects of the amendments if they were to be approved.

While I understand that development will happen on this parcel of land, I am concerned that pushing the limits of the project in every possible way, as outlined in the zoning proposal, will have a detrimental effect on the development and on the neighbourhood.

An apartment building of 6 storeys is completely out of step with the rest of the development in this area. A building of that height would loom over the streetscape, and it would allow a much higher density than is suitable for a quiet residential neighbourhood in our City.

There is only one reason for allowing an increase in the height of the buildings and for allowing increased gross floor area, reduced setbacks, back-to-back townhouses, and a reduced parking standard: To increase the density as to as high a level as possible in order for the developer to sell more units and make more money. We have zoning by-laws in place for very good reasons, and they should be enforced by the City of Barrie. Removing these protections by approving this application will create an overcrowded development that neither serves its residents well nor improves the experience of others living in the neighbourhood.

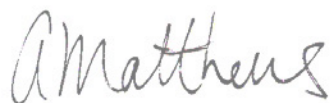
Allowing these amendments will crowd too many residents onto this parcel of land, giving them tightly packed residences, smaller and more congested outdoor spaces, and tight parking areas. It will also have negative effects on the community of which it will be a part.

One of those negative effects is increasing traffic. Traffic is already problematic along Ardagh Road in this area. As a reference, I point you to Councillor Natalie Harris's request for an advance green light at Ardagh Road and Wright Drive, which is currently being reviewed by City staff. That request was made in response to a young child being hit by a car at that intersection on his way to school. That was unfortunately not the first such incident; there have been several cases of children being hit by car in that intersection since we moved into the neighbourhood in 2013. Increased speed enforcement has also been necessary along this stretch of Ardagh Road as vehicles drive far above the posted speed limit. Development of the 189 Summerset Drive property is going to put a lot of increased pressure on the streets in the area. It is not necessary to exacerbate the problem by allowing these zoning amendments and increasing the density of the project.

Another negative effect of increasing the density of this development is the additional pressure that would be put on neighbourhood schools. Recent subdivision developments on both County Road 27 and Ardagh Road/Wright Drive/Summerset Drive have already resulted in increased enrolment at area schools. The school which my children attend, Ardagh Bluffs P.S., already has portables in use. The 189 Summerset Drive development will most certainly strain the capacity of the school even without these zoning amendments to increase the density even further. The Simcoe County District School Board makes its plans for new schools available to the public, and no additional schools are planned for the Ardagh area. The closest planned school on the list will support new development in the Salem area. With a long list of proposed schools on the list already, it would likely be well over a decade before an additional school could be built in the Ardagh area. Increasing the density of this proposal will put unnecessary pressure on the schools and their students and staff for many years to come.

Thank you for considering my very serious concerns with this proposed zoning amendment application. On behalf of myself, my children, my neighbours, and the future residents of the 189 Summerset Drive development, I ask you to consider seriously the effect that these amendments would have on the development itself and on the surrounding neighbourhood.

Sincerely,

A handwritten signature in cursive script that reads "Amy Matthews". The ink is dark and the signature is fluid, with the first letter 'A' being particularly large and stylized.

Amy Matthews

From: Sandie Fischer

Sent: Monday, May 10, 2021 12:34 PM

To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; cityclerks <cityclerks@barrie.ca>

Cc: Natalie Harris <Natalie.Harris@barrie.ca>

Subject: Public Meeting Wynstar Bear Creek LP, 189 Summerset Drive: Concern regarding threat to Bear Creek Recharge Area and Aquifer, By-Laws not matching Growth Plan and Archeological Site concerns
Good Morning,

Further information regarding the planned development.

The existing Growth Plan (GP) for Barrie does not match the Barrie zoning by-laws. Developers and Realtors in Barrie have been telling prospective buyers for the past 15 years that the development site sits on EP land with single home residential zoning at the corner of Mapleton Ave and Ardagh using Barrie Growth Plan maps. Below are the 2051 maps which show in map 2, neighbourhood planning for the site. It does not refer to medium or high density planning. I have included all the maps from the GP below.

The other main concern I have are the water conservation regarding sitting on a recharge area. I included excerpts from APPROVED SOURCE (WATER) PROTECTION PLAN and Nottawasaga Valley Conservation Authority Planning and Regulation Guidelines.

The historical & archeological references from the GP are also included below including an email to the historical society.


At the very bottom of the email is an email regarding City of Barrie water management concerns.


Kind Regards,
Sandie Fischer

OFFICIAL PLAN 2051

MAP 1 Community Structure May 2021




 Natural Heritage System and Greenspace


 Designated Greenfield Area (DGA)


MAP 2 Land Use Designations May 2021




 Neighbourhood Area

 Medium Density

 High Density

 Natural Heritage System

 Greenspace

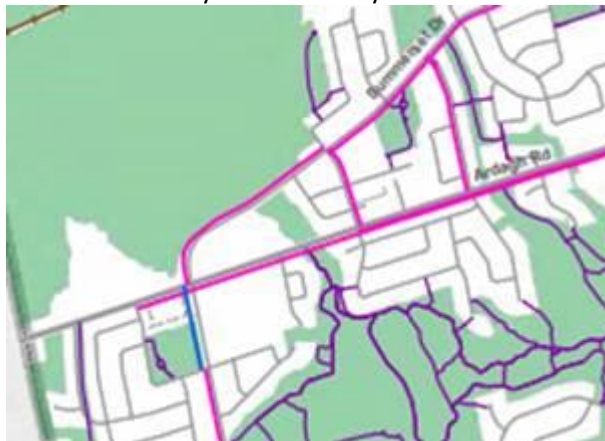
MAP 3 Natural Heritage Protection Overlays





Environmental Protection Area Classification

-  EPA - Level 1
-  EPA - Level 1 with Existing Development Designation Subject to 5.4.2.1.d
-  EPA - Level 2
-  EPA - Level 3
-  Settlement Area/ City Boundary

MAP 4A Mobility Network May 2021



-  Settlement Area / City Boundary
-  Natural Heritage System and Greenspace

MAP 4B Mobility Network May 2021

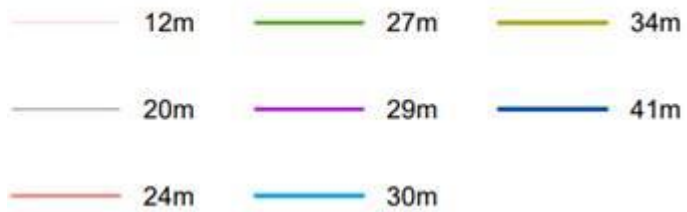


-  Arterial
-  Major Collector
-  Minor Collector
-  Local Road

MAP 5 Road Widening



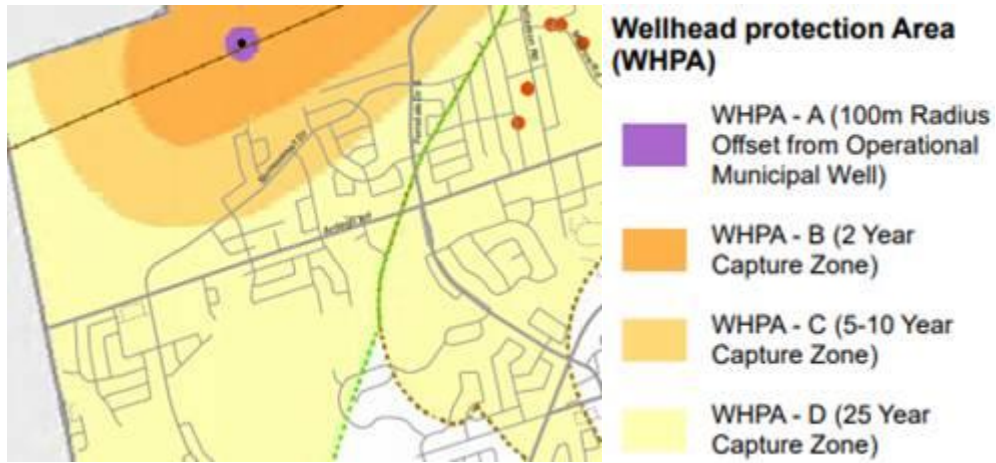
Maximum Road Width



MAP 6 Parks and Open Space Network May 2021



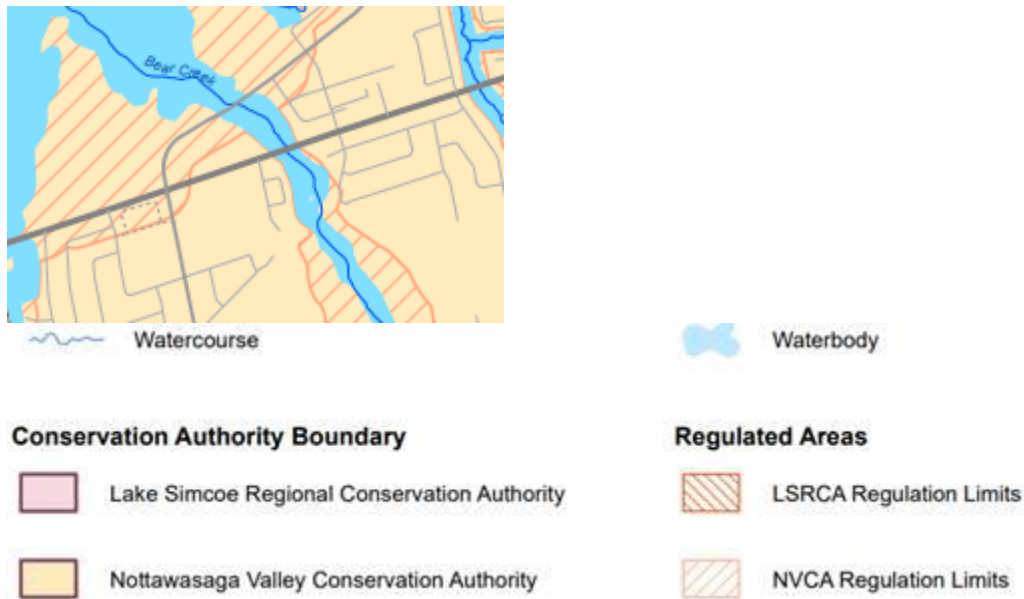
MAP 7 Drinking Water System Vulnerable Areas May 2021



MAP 8 Cultural City Features May 2021



Conservation Authority Areas May 2021



https://ctcswp.ca/app/uploads/2016/03/RPT_20151231_CTC_ApprovedSourceProtectionPlan_fnl_UPD_ATED_DEC6_2016.pdf

APPROVED SOURCE (WATER) PROTECTION PLAN

6.1.4 (SGRA) Significant Groundwater Recharge Areas are areas on the landscape that are characterized by porous soils, such as sand or gravel, which allows water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community or private residence with drinking water.

7 PRESCRIBED THREATS

A drinking water threat is defined in the Clean Water Act, 2006 (Section 2(1)) as: an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water

O. Reg. 287/07 under the Clean Water Act, 2006 has prescribed 21 threats for which the Source Protection Committee must write policies in areas where these threats could be significant: #20. An activity that reduces the recharge of an aquifer.

10.13.2 Recharge Reduction Definition: When recharge to an aquifer is reduced, the available water supply becomes depleted and can impair the long-term viability of a water system. Typical examples which reduce recharge include existing and planned land use developments, such as residential subdivisions, employment areas and undifferentiated suburban lands. Any conversions of land to an impervious surface, such as paved parking lots, do not let water travel through the ground to recharge the aquifer.

Why is this Activity a Threat to Drinking Water Sources? Activities that reduce the recharge of an aquifer reduce the water available for municipal water supplies. Impervious surfaces impede the ability for the aquifer to recharge and continue to provide water over the long term.

All policies under Land Use Planning (Planning Policies for Protecting Groundwater Recharge), for example REC-1, An activity that reduces recharge to an aquifer, refer to implementing the best management practices with the goal to maintain predevelopment recharge.

<https://www.nvca.on.ca/Shared%20Documents/Planning%20and%20Regulations%20Guidelines.pdf>
Nottawasaga Valley Conservation Authority Planning and Regulation Guidelines

4.7.3.2 Development and Interference

Removal, filling, dredging, or changing the hydrologic regime of wetlands (e.g. ponds or drains) can result in reducing the capacity of wetlands to retain water. This can result in higher flows in watercourses with resulting increases in flooding and erosion. As well, with no ability to retain water, the ability to recharge the aquifer is reduced, and the hydrologic cycle is modified.

Development in wetlands has the potential to interfere with many of the natural features or ecological functions of wetlands. Development may remove or impact wildlife species and their habitat, degrade or remove natural vegetation communities and impair water quality and quantity in both surface and groundwater. As a result, development within wetlands can impact conservation of land.

5.1.3 Restrictive Policies

In general, new ponds will be directed away from the following:

- All other wetlands;
- Significant valley lands;
- Significant habitat of threatened and endangered species;
- Significant woodlands;
- Significant wildlife areas;
- Significant areas of natural and scientific interest (ANSI);
- Significant riparian areas (the area within 30 metres from a watercourse);
- Significant recharge/discharge, and headwater areas;
- Environmentally significant areas (ESA);
- Other natural heritage features identified through subwatershed plans, etc;
- Natural hazard lands such as steep slopes and flood prone lands;
- Existing structures, sewage disposal systems, and point sources of pollution.

Ponds may be permitted in the areas identified under Section 5.1.3, provided that it can be demonstrated that there will be no negative impact on:

- Natural heritage features;
- The function of the natural heritage feature;
- The function of the flood prone area;
- The quality and quantity of ground water;
- The quality and quantity of surface water; and
- Riparian rights of other landowners.

It is the responsibility of an applicant to demonstrate that “no negative impact” would result from the proposed work. Following a preliminary review of an application by staff of the Nottawasaga Valley Conservation Authority, the applicant will be advised which of the following studies and reports would be required to demonstrate their proposal will have no negative impact:

- An Environmental Impact Study;
- A Flood Plain Analysis;
- A Soils Report or Slope Stability Analysis;
- A Hydrogeologic Report;
- A fluvial geomorphology study;
- A professional engineered design;
- Or other reports deemed necessary by staff of the NVCA.

The costs associated with the preparation of the necessary studies and reports shall be the responsibility of the applicant.

All studies and reports must be prepared and certified by a qualified professional to the satisfaction of the NVCA.

In general, by-pass ponds shall be discouraged. However, by-pass ponds may be permitted if it can be demonstrated that there will be no negative impact and that there will be an overall environmental benefit resulting from the work.

https://ehq-production-canada.s3.ca-central-1.amazonaws.com/b697811e7109cce767a868b9591cfeb53a8c6773/original/1620308553/6cb3489ced85f854e4a9fa43d560e240_City_of_Barrie_new_Official_Plan_-_Draft_2.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUKDK4ZO4WUUA%2F20210510%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20210510T160047Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=e371e0e99fec2e8911781a93e626a5011ee67d71833015a7ac017b39673336dd

Barrie Official Plan 2051 DRAFT 2 for Public Review – May 6, 2021

6.5.1.2 Groundwater Recharge Areas

- a) Significant groundwater recharge areas are reflected in Map 7 which are meant to improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas. A significant groundwater recharge area is an area identified:
 - i) As a significant groundwater recharge area by any public body for the purposes of implementing the PPS;
 - ii) As a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006 for the Lake Simcoe and Couchiching/Black River Source Water Protection Area; and/or,
 - iii) By the appropriate Conservation Authority in partnership with Ministry of Environment, Conservation and Parks and Ministry of Natural Resources and Forestry as an ecologically significant groundwater recharge area in accordance with the guidelines developed by these agencies.
- b) Development and site alteration within a significant groundwater recharge area identified in policy 6.5.1.2(a)(i) and policy 6.5.1.2(a)(iii) shall be supported by an Environmental Impact Study which demonstrates that the quality of groundwater in these areas, and the function of the recharge areas, will be protected, improved or restored.
- c) Development and site alteration within a significant groundwater recharge areas identified in policy 6.5.1.2(a)(ii) shall be supported by a Risk Assessment or a Hydrogeological Assessment

which demonstrates that the quality of groundwater in these areas, and the function of the recharge areas, will be protected, improved or restored.

8.4.1

Heritage Designations

- a) The Ontario Heritage Act or any successor legislation will be utilized to conserve, protect and enhance the cultural heritage resources of Barrie which may include the designation of individual properties and/or the designation of a group or groups of properties as Heritage Conservation Districts. Barrie Official Plan 2051 DRAFT 2 for Public Review – May 6, 2021 – Page 155
- b) Prior to the designation of a Heritage Conservation District, the City will prepare and adopt a Heritage Conservation District Plan in accordance with the guidelines established by the Ministry of Heritage, Sport, Tourism and Culture.
- c) The City may utilize any government programs available to assist in the implementation of heritage conservation policies and may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the Ontario Heritage Act for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the City may prescribe.
- d) Before preparing a Heritage Conservation District Plan, the City may adopt a by-law under Section 40.1 of the Ontario Heritage Act, designating the Heritage Conservation Study Area for up to one year. The by-law may prohibit or set limitations with respect to the alteration of property, and the erection, demolition or removal of buildings or structures, within the Heritage Conservation Study Area.

8.4.2

Archaeological Resources

- a) Archaeological assessments by archaeologists licensed under the Ontario Heritage Act, carried out in accordance with the Standards and Guidelines for Consultant Archaeologists, shall be required as part of a development application for an Official Plan Amendment, Zoning By-law amendment, Draft Plan of Subdivision approval, or Consent, and any application under the Planning Act or any public works undertaking where there is potential for archaeological resources including marine archaeological resources.
- b) Development shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- c) Prior to approval of applications under the Planning Act, where the subject lands contain archaeological resources or areas of archaeological potential, applicants shall provide to the City a copy of the completed Archaeological Assessment report(s) for heritage resource register purposes and a letter issued by the Ministry of Heritage, Sport, Tourism and Culture indicating that the report recommending no further concern has been entered into the Ontario Public Register of Archaeological Reports.
- d) Should archaeological resources or burial sites associated with Indigenous communities be found through assessment or during the development process, then the City shall provide notification to the appropriate Indigenous community(s).
- e) Where archaeological resources are documented and found to be Indigenous in origin, a copy of the Archaeological Assessment report shall be provided by the consultant to the appropriate Indigenous community. Barrie Official Plan 2051 DRAFT 2 for Public Review – May 6, 2021 – Page 156
- f) Where significant archaeological resources of interest to Indigenous communities are identified, preservation of the site is preferred and all potential options to preserve the site must be considered.
- g) Where the preservation of a site containing indigenous archaeological resources is not possible, the City, the development proponent, and the consultant archaeologist (in an advising role) shall engage

with the appropriate Indigenous community(s) to identify interpretive and commemorative opportunities to ensure the long term protection of any archeological resources.

h) If archaeological artifacts are discovered during the development or site alteration of a property, the proponent must cease development activities at the location immediately, and engage a licensed consultant archaeologist to carry out archaeological fieldwork in compliance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

i) Where archaeological artifacts of cultural heritage value or interest are discovered in the course of an archaeological assessment in support of a development application, the City may encourage the licensed archaeologist to request direction from the Minister of Heritage, Sport, Tourism and Culture Industries to deposit the artifacts in an appropriate public or Indigenous institution, under Section 66(1) of the Ontario Heritage Act.

j) When burial places are identified during the development process or are encountered during any excavation activity, the provisions of the Funeral, Burial and Cremation Services Act, Ontario Heritage Act and the relevant regulations must be followed. Licensed archaeologists shall be involved in heritage burial assessments for delineation of boundaries and excavations if required. Appropriate Provincial Ministries and authorities will be notified.

k) Any archaeological or other artifacts of cultural heritage significance discovered on properties during the development or site alteration of privately owned land shall be deeded at no cost to the appropriate public authority or Indigenous community.

l) Where appropriate, the City will encourage the communication of archaeological discoveries to residents through innovative architectural and/or landscape architectural design, public education, public art, or other public realm projects.

m) Barrie may consider undertaking the preparation and completion of a cultural heritage and/or archaeological management plan to assist in identifying sensitive cultural and archaeological areas including cemeteries and burials within the City, which is to include but not limited to:

a. Comprehensive mapping and inventories of significant built heritage resources, significant cultural heritage landscapes, and areas of archaeological potential;

Barrie Official Plan 2051 DRAFT 2 for Public Review – May 6, 2021 – Page 157

b. Identification and evaluation of cultural heritage and archaeological resources;

c. Strategies for conserving and enhancing these identified resources;

d. Programs to foster interpretation and promotion; and,

e. Education and public participation in cultural heritage conservation.

From: Sandie Fischer

Sent: Tuesday, May 04, 2021 2:42 PM

To: 'ohs@ontariohistoricalsociety.ca'

Cc: 'info@simcoecountyhistory.ca'; 'info@barriearchive.ca'; 'natalie.harris@barrie.ca'

Subject: Indigenous Historical Site threatened by housing development

Dear Historical Society,

I am a local resident of Barrie. The City of Barrie and Simcoe County is about to lose a rich indigenous site of known historical importance to a housing development at Ardagh Road and Summerset Drive.

As described by Ian McInroy in the attached link, <https://www.collingwoodtoday.ca/local-news/yanionyen-site-in-barrie-explains-how-huron-wendat-formed-alliances-lived-off-the-land-3678890> which states as follows:

"A plaque on Ardagh Road, east of Mapleton Avenue, spells out the significance of the Indigenous people who lived on land — now brush and former county forest land — that will one day be another subdivision. Known initially as the Steven Patrick Site, this archeological site, situated on both sides of Ardagh Road, was renamed Yanionyen meaning 'Bear' in reference to the Bear Clan of the Huron-Wendat Nation," the plaque states. "The Huron-Wendat formed alliances and traded goods with our First Nations in complex networks that extended across northeastern North America."

The area was occupied in the early 14th century and featured at least five longhouses, which were occupied during at least two separate phases. While the Huron-Wendat were farmers, growing acres of corn, squash and beans, European documents and archeological findings suggest fish was also a huge part of their diet.

There was certainly not a shortage of local fishing holes to choose from, including Lake Simcoe and Lake Huron (Georgian Bay, about 30 kilometres to the west). To the east is Bear Creek, a tributary of the Nottawasaga River, which flows through the Minesing Wetlands before draining into Georgian Bay. Anglers in the 21st century would be in their glory.

In the spring, inland spawning runs produced lake sturgeon, long nose suck, yellow perch and walleye, which were caught using different capture methods, such as seine nets.

The warm-weather fishery in inland waters and bays saw pike, white sucker, bullheads, centrarchids (sunfish and bass) and non-spawning or immature perch. They were caught with traps and/or weirs. And as winter approached, the fall fishing in the lakes saw fall-spawning salmon, lake trout, lake herring and lake whitefish."

Most new local residents knew very little about the history of this land prior to the signage being erected. It has been those who are familiar with the history of the land that are raising red flags. The site sits directly across from Ardagh Bluffs which is zoned Environmentally Protected (EP) and houses a variety of species. <https://www.barrie.ca/Living/ParksTrails/Trails/Pages/ArdaghBluffs.aspx> The site is also a significant recharge area to the vulnerable aquifer that Ardagh Bluffs sits on.

While under COVID-19 lockdown, the city has decided to have a public meeting that many of the elderly locals with enriched knowledge are technically incapable of attending. We are hoping that with input from the Historical Society, the city, county and province will acknowledge the historical significance and change the zoning to protect the site from further disruption. Attached are three photos regarding preservation of the trees, the significance of the historical site, and trees that have been so far removed from the site. Attached is the notice of public meeting from the city scheduled for next week.

We hope that this email can produce resolution that will protect land and be used to educate the public of the importance of the area's history.

Kind Regards,

Sandie Fischer

From: Amy Knapp [<mailto:aknapp@nvca.on.ca>]

Sent: Friday, May 07, 2021 5:31 PM

To: 'Sandie Fischer'

Subject: RE: Concern regarding threat to Bear Creek Recharge Area and Aquifer

Good Evening Sandie,

Thank you for your email inquiry. I am forwarding your concerns onto Emma Perry and Ryan Post whom are responsible for reviewing matters within the City of Barrie and will be able to respond to your inquiry

Sincerely,

Amy Knapp | Planner III
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.233 | **F** 705-424-2115
aknapp@nvca.on.ca | nvca.on.ca

I am currently working remotely as the Nottawasaga Valley Conservation Authority is taking preventative measures to limit the spread of COVID-19. You may experience some delays or disruptions as we follow recommendations of health professionals to slow the virus from spreading.

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

From: Sandie Fischer
Sent: Friday, May 7, 2021 3:51 PM
To: Amy Knapp <aknapp@nvca.on.ca>
Subject: Concern regarding threat to Bear Creek Recharge Area and Aquifer

Hi Amy,

I was wondering if we could discuss our concerns about the proposed development in the pdf attachment regarding water conservation and your authority.

In discussion with my neighbours, we are concerned regarding the threat to Bear Creek recharge area and aquifer.

We live backing onto Ardagh Bluffs and we have become aware of an RM2 zoned development at 189 Summerset Drive (500 Ardagh Road) as described in the included PDF that sits on what appears to be one of the few remaining recharge areas to Bear Creek Central East Branch's highly vulnerable aquifer as part of a system that feeds Barrie water wells. Neither the zoning or the density proposal match Barrie's Growth Plan which is a separate issue.

A recently completed development sits adjacent to the proposed site and is also directly on top of Bear Creek's highly vulnerable recharge area at Pennell Drive, Auburn Court and Wright Drive. Both the completed and proposed developments cover the recharge area in its entirety.

There are a number of Ontario Well tags that can be seen on the property from the road, several of which are A312273, A312274, and A312277 to identify a few. There are others but none of these mentioned show up in records, possibly because the assessments are ongoing? Maybe you can explain if these are for environmental assessments and where the final reports can be accessed as this is all new to me. <https://www.ontario.ca/page/map-well-records>

The following is from Summerset Drive prior to Pennell Drive, Auburn Court and Wright Drive subdivision being built. Environmental impact assessments are located where?

Well ID Number: 7303756

Well Audit Number: Z274175

Well Tag Number: A217625

Our concerns are as follows:

- Are there protections for recharge areas?
- Why is the City of Barrie allowing development that threaten highly vulnerable aquifers?
- Does the Nottawasaga Valley Conservation Authority have the ability to change the zoning in order protect highly vulnerable aquifers and recharge areas in the City of Barrie?
- Should residents of Barrie be concerned with the sudden excessive housing developments on these highly vulnerable areas that supply clean water to Barrie?
- Can the Nottawasaga Valley Conservation Authority provide guidance and assistance to make a case against the RM2 zoning at 189 Summerset Drive (500 Ardagh Road) as described in the included PDF in order to protect any threat to the recharge area and highly vulnerable aquifer?
- Who oversees the City of Barrie officials and their duties to carry out their mandate to provide safe water and safe water protection to Barrie residents?

As a reference in our lack of trust with the City of Barrie and Water Management, Trillium Ridge subdivision consists of Wildflower Court and Primrose Crescent. Residents at the top of Wildflower Ct. cul-de-sac have experienced excessive backyard and basement flooding from 2004 until presently. A berm was built in 2018. The berm design has mostly retained the water in behind the berm and not into the storm drain between 33 Wildflower Court and 32 Wildflower Court. On 22 April 2021, the southwest back corner of 32 Wildflower Court, at a 2x2 ft. drain was 2 feet under water and significant flooding can be observed behind 32, 34, 36 and 38 Silvercreek Crescent that the city failed to observe when installing the berm. In high water conditions, backyards are flooding. Despite the flooding, the berm drainage is dry.

Our experience with the City of Barrie regarding water management has indicated that city officials have questionable understanding regarding water management and their efforts to address flooding, storm drains, etc. is NOT timely, taking up to 15 years for failed resolutions. The City needs to be installing all water management infrastructure prior to approving development.

We would appreciate any additional suggestions from Nottawasaga Valley Conservation Authority in any direction and understanding you can add.

If there is someone with the City of Barrie who has more answers, that would help. We also hope that our information provides a service to you as well.

Regards,

Sandie Fischer

All photos taken on 22 April 2021. This is an example of why we are concerned with the new development and the city making any decisions regarding well water protection and safety. City of Barrie took 15 years to do the right thing in our neighbourhood. Neighbours held their taxes back for years to force storm drains to be installed and the water controlled. Our subdivision was built 2005/2006. The situation is still not handled effectively.

This is why the city must have a water management system in place before construction begins anywhere.







Storm water gushes thru crack down our street during high water surges. Berm and storm drain at top of Wildflower Court. Water behind the Berm, not in it. It's two to three feet deep along the backside of the berm.









Back corner of 32 Wildflower. Drain clogged with silt.





Broom handle to show depth of water behind Wildflower Berm.



Water goes right up to the fence. Hard to see the water due to algae and leaves on the water. This was taken behind Silvercreek homes and this width and depth of water travels down along the fence to Wildflower Ct.

Looks deep. Children and pets playing in the area may not realize the hazard.



From: Teresa Kennedy

Sent: Sunday, May 9, 2021 3:51 PM

To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; cityclerks <cityclerks@barrie.ca>

Subject: 189 Summerset Dr. Written Submission for May 11th Public Meeting

Please forward written submission for May 11th, 2021 Public Meeting re: Development of 189 Summerset Drive.

Thank you for your time,

Sincerely Teresa and Stephen Kennedy

May 9, 2021

Teresa & Stephen Kennedy

Celeste Kitsemetry
Senior Planner

Written Submission
Legislative and Court Services

RE: Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP, 189 Summerset Drive

Dear Sir/Madam:

As nearby residents to the proposed development, we are deeply concerned about the diminishing quality of family life and property value this neighborhood would experience should this development proceed.

The letter forwarded by Sandie Fisher on May 5th, 2021 outlines many concerns that need to be sufficiently addressed by Barrie before any type of development can proceed.

The single family neighborhood, recently built by Devonleigh fits the adjacent area. The new lands should be developed responsibly, in consideration of the existing neighborhood, with more single family homes instead of creating more dense disasters that look unsightly and will overwhelm the schools in this area.

Density Examples in South West Barrie:

1) The development on the corner of Ardagh and Mapleton, is an eyesore. There is no landscaping (trees/bushes), privacy fencing and personal belongings are everywhere. The view from the park into all the backyards is ridiculous and looks terrible for the adjacent neighborhood.

2) The same can be said for the development at Mapleton and Essa. Dense townhouses, again with no finished landscaping. Just mud and weeds everywhere. It already degrades the area.

It is interesting how this end of Barrie is overlooked on this front while; I cannot site any property in South East Barrie that is even comparable. All the new developments in that end of town are finished, neat and complete with landscaping trees, bushes and privacy fencing.

What is going on here?

Teresa and Stephen Kennedy

From: Matt Lee

Sent: Sunday, May 9, 2021 2:51 AM

To: cityclerks <cityclerks@barrie.ca>

Cc: Tina Gonneau <Tina.Gonneau@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>

Subject: Concerns with 189 Summerset Dr (D30-003-2021)

Attn: Legislative and Court Services

Please accept this email as my written submission concerning the Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP, 189 Summerset Drive (D30-003-2021) If this email cannot be accepted as a written submission, please let me know and I will ensure a physical written copy is submitted before the Monday May 10, 2021 12:00PM deadline

There are two zoning amendments which I am concerned with:

1. Setback from Ardagh Rd.:

According to the Bear Creek Village Planning Justification Report created by Innovative Planning Solutions dated January 2021, the proposed development is splitting the zoning of the proposed lands from the entire proposed site being zoned RM2 to a mix of RM2 with special provisions, and RA1-2 with special provisions. In splitting the land into two different zoning designations - two proposals for zoning special provisions have been submitted. With splitting the development into two zoning proposals, two different setbacks from Ardagh Rd. are required due to how the building(s) are sited on the development While the RA1-2 (apartment) section of the proposal meets the setback requirement from Ardagh Rd.(East side yard, required 3.0m, proposed 3.5m), the back to back townhouses or the RM2 portion of the development are proposing a zoning admendment to change the setback from Ardagh Rd. from the required 7.0m to 3.8m. While the back to back townhouses do not have any direct vehicular access to Ardagh Rd., the concept plan shows that the front entry and walkway will have frontage onto Ardagh Rd. It is unclear from the concept drawing if this reduced setback of 3.8m is from the property line, or from Ardagh Rd. (It is my understanding that the City of Barrie owns some land between the physical curb of a road and the property line) I would like clarification on where this setback is being measured from, and what the total setback from Ardagh Rd. is, and what the setback from the sidewalk would be

Depending on what this total setback is, my concern is that this development is so close to Ardagh Rd. that it contradicts with Barrie's Active Transportation(walking/cycling/etc) Strategy. If the sidewalks are within 3.8m of the development, then going for a walk or cycling down Ardagh Rd. will feel very much like you are encroaching upon the personal space of these townhouses. What controls are in place for snow storage with this reduced setback? While I understand that there is no vehicular access, the snow removal from the front walkways to the sidewalk, as well as the snow removal from the sidewalk itself will still need to be managed in this reduced space.

If you look at the townhouse development on the southwest corner of Mapleton Ave. and Ardagh Rd., they placed a boulevard and parallel street before starting the townhouse development. This separation creates a much nicer feeling of space and detachment from Ardagh Rd.

I think that the entire development (both the RA1-2 and RM2 sections) should be required to follow the required RM2 front yard setback of 7.0m from Ardagh Rd. Adhering to this zoning standard would also increase the safety of the residents (especially playing children) as it increases the distance of

pedestrians from an arterial roadway. I would challenge the city to show where RM2 residential frontage is allowed to be so close to an arterial roadway. Again, aligning with the development on the southwest corner of corner of Mapleton Ave. and Ardagh Rd., the reduced setback was only placed on the collector road (Mapleton Ave.) not on the arterial road (Ardagh Rd.)

2. Reduced Parking standard:

According to the Bear Creek Village Planning Justification Report created by Innovative Planning Solutions dated January 2021, the proposed development is splitting the zoning of the proposed lands from the entire proposed site being zoned RM2 to a mix of RM2 with special provisions, and RA1-2 with special provisions. In splitting the land into two different zoning designations - two proposals for zoning special provisions have been submitted.

While the RA1-2 proposal meets the required parking zoning of 1.5 spaces per dwelling (90 units, 135 parking spaces), the RM2 proposal is requesting a parking zoning reduction to approximately 1.23 spaces per dwelling (218 units, 270 parking spaces). This amendment further breaks proposal down to a single parking space per unit with an additional 52 visitor spaces In the Traffic Impact Study completed by JD Northcote Engineering Inc. on January 28, 2021. Section 5.5 of the study indicates the site plan will provide 610 parking spaces whereas the Bear Creek Village Planning Justification Report created by Innovative Planning Solutions dated January 2021 only proposes a total of 405 parking spaces (135 in the RA1-2 (apartment section) and 270 in the RM2 (townhouse section)).

The Traffic Impact Study states that Ardagh Rd. is a arterial road, and Summerset Dr. is a collector road, meaning that there will be no street parking available on Ardagh Rd., resulting in Summerset bearing all the overflow parking I would like to see the parking section of the Traffic Impact study reassessed with the reduced parking standard to understand the proposed impact to street/overflow parking in the area.

The RM2 proposal also indicates that of the 270 parking spaces, 218 are assigned to the dwelling units (one vehicle per driveway) and 52 are assigned as visitor parking. Does this proposal provide any opportunity for residents to obtain/purchase a 2nd parking spot? If so, does this reduce the total number of available visitor parking spots? I think in today's society, 2 vehicles per household is the more common standard and I think that the development would benefit in offering residents the opportunity to obtain a 2nd parking spot if desired

Thank you for your considerations
Matt Lee and Karen Chang