

From: Stephen Twiss
Sent: Monday, April 02, 2018 9:36 PM
To: Andrew Hill <Andrew.Hill@barrie.ca>; Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: 405 Essa Road application for a Zoning Ammendment and Draft Plan

April 2, 2018

City of Barrie
Planning Department
PO BOX 400
Barrie, ON
L4M4T5

RE: 405 Essa Rd application for Zoning By Law Amendment and Draft Plan of Subdivision

Below are my written comments to be submitted to the April 9th Public Meeting.....

The following are quotes from Mayor Lehman as reported by Jenni Dunning of the Barrie Advance for Simcoe.com (<https://www.simcoe.com/news-story/6702171-barrie-residents-feeling-pain-of-intensified-development/>) regarding 401 Essa Rd (Phase 2)

"If the development meets the city's policies, then the city should be supportive of it, but it doesn't mean we shouldn't push the developer ... to respect the design of the neighbourhood," he said.

"People don't mind (tall buildings) when they're next to a mall. They mind them when they're in their backyard, and I don't blame them," he said.

The developer is planning on building 3 storey blocked townhouses and a 4 storey back to back/stacked town houses. (Phase 3)

Attached is a picture of the single family home at 21 Cityview Circle that is beside Phase 3, along with the single family two storey home at 405 Essa Rd in the back ground.



The proposed 3 storey townhome will be 3 metres from this fenceline and 7 metres from the front door.

The next pictures shows how high the current property at 405 Essa Road is above Cityview Circle.



The 3 storey townhouse, from Phase 2, is seen in the back ground and it is the same height as the current two storey family dwelling at 405 Essa Road.

The proposed 3 storey townhouse will appear as a 4 story from Cityview Circle, due the elevation of 405 Essa Road, and will tower over the adjacent homes, starting 3 metres from the fence line and a 4 storey town home, will be adjacent to the back yard of 21 Cityview Circle, will appear as a 5 storey from the back yard due to the elevation.

Mr Mayor. As the above pictures demonstrate, this will not be an adequate transition to an existing single family neighborhood.

I agree with your comments, as stated above, that we do mind tall buildings in our back yards.

There are no 4 storey buildings in Phase 1 and Phase 2 that are further away from Cityview Circle. Why approve a 4 storey that is at a higher elevation closer to Cityview Circle?

We are requesting that the Mayor, Council, and the Planning Department consider that this plan be changed from a 3 and 4 storey development to a 2 and 3 storey development to have an appropriate transition the existing neighborhood.

Steve Twiss

From: Kevin Garretson
Sent: Sunday, February 25, 2018 12:38 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: 405 Essa Road Proposal Concerns

Hi Ms McLaren,

We are contacting you to let you know of our concerns with the current re-zoning proposal for 405 Essa Road.

We attended the public meeting on February 6th and were left with serious concerns about the proposed height of the planned Essa-facing building. While the builder and city addressed the concerns of many of the Cityview Circle residents by pushing the building back from Cityview (off the retaining wall) and having the closer building be lower in height, we feel that these consolations have put the residents backing onto Essa Road at a greater disadvantage with the proposed 4-storey building adjacent to our homes.

We understand the need to densify the city, and that Essa Road has been identified as a densification corridor, and we are not arguing the redevelopment of this plot of land. However, we think that a 4-story building towering over the yards of neighbouring 2-story homes will have an immediate negative impact on the living quality and resale of the houses that back onto Essa.

Our request would be that you consider limiting the height of all buildings in this site to 3-stories, in-line with those in phase 1, 2 and 3.

We are happy to provide clarification on my concerns and request if needed.
Thank you for your consideration.

Kevin and Jill Garretson

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

From: b.borowy@bellnet.ca

Sent: Tuesday, February 20, 2018 11:58 AM

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

Cc: Steve Trotter <Steve.Trotter@barrie.ca>

Subject: Draft Plan of Subdivision and Rezoning - Sean Mason Homes (Essa Road) Inc., 405 Essa Road, Barrie

Hi Carlissa,

By way of this email, I appreciate the opportunity to present some of my concerns regarding the proposed rezoning and redevelopment of the 405 Essa Road property.

I don't think the proposed plan presented on February 6, 2018 at Holy Spirit church makes sense.

If I were the developer, I would split the property into two. I would build townhouses fronting Essa Road and a single house fronting Cityview Circle.

I would lower the ground surface across the whole property to match the adjoining lands at 21 Cityview Circle and the sidewalk and roadway of the adjacent Cityview Circle.

I have concerns regarding the proposed construction activity on the 405 Essa Road property including:

- noise,
- worker parking,
- materials laydown area,
- dust,
- hours of operation,
- and vibration.

I am concerned about the stability of the retaining wall along the west side (Cityview Circle side) of the 405 Essa Road property. The quarry stone panels appear to be moving relative to each other.

I am concerned the retaining wall may amplify vibration generated during construction activity, to our house located at 19 Cityview Circle.

Please share my concerns with Council prior to the upcoming General Committee of the Council on Monday February 26, 2018.

Feel free to contact me anytime if you wish to discuss this or any other matter.

Brian and Gillian Borowy

From: Dennis.DERANGO@HydroOne.com [<mailto:Dennis.DERANGO@HydroOne.com>] **On**
Behalf Of LandUsePlanning@HydroOne.com
Sent: Thursday, December 07, 2017 8:45 AM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: Barrie - 405 Essa Road - (D14-1643)

Hello,

We are in receipt of your Plan of Subdivision application, D14-1643 dated November 20th, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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



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

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

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

From: Graeme Montgomery]

Sent: February 14, 2018 9:53 PM

To: Bailey Chabot <Bailey.Chabot@barrie.ca>; Andrew Hill <Andrew.Hill@barrie.ca>; Steve Trotter <Steve.Trotter@barrie.ca>

Subject: 405 essa road

Hello Bailey and Andrew:

Thank you for the information regarding asking the applicant to produce cross sections of the height differences between the proposed development and the surrounding neighbourhood.

Many residents are asking if the planning department will accept a cross section study that appears to be developing and was used in an email to concerned residents in the phase two process. The applicant has over the last few days been observed taking cell phone pictures and using his construction equipment (a boom and a piece of pink hard board insulation) in a presumed attempt to show the elevation differences between Cityview and his application.

Perhaps Bailey, could you clarify if the applicant's personal cellphone qualifies as a properly calibrated and accurate measuring device in these matters or could provide us with the answer that the applicant has engineering qualifications that would allow for a properly designated and accurate representation of this phase of the construction project? Will this give an accurate rendering of the elevation as requested?

Further, could Andrew or Bailey kindly respond if this is official city planning policy to allow for an applicant to submit a study, or studies, using their own equipment such as cellphones and insulation to illustrate such a large project and its impact on the surrounding neighbourhood?

We have specifically asked for an accurate rendering of what the elevation and units would in real time look like in this application, and surely such technology is available such a 3 -D drawing or technology along those lines that could produce this ?

Thanks for your attention towards this and we look forward to having a positive resolution towards producing a much more accurate rendition rather than cellphone pictures and 2-D diagrams and pictures.

Sincerely

Graeme Montgomery, on behalf of concerned neighbourhood residents.

From: David Sauder
Sent: Saturday, December 30, 2017 1:05 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Subject: 405 Essa Road

Good afternoon,

Happy New Years!

I just wanted to express my sadness over the proposed development for 405 Essa Road. The current application as it stands, means the loss of 3 beautiful mature maples (at least 60 years old) and a piece of old Barrie history. As this property is classified as agriculture, it means an original farmstead will again be lost in the race for density. The proposed plan calls for a large amount of residences jammed into a very small parcel of land. Loss of beautiful gardens, mature trees and a lovely small home, with the replacement of quite unattractive, uninteresting boxes that will not stand the test of time, as well as this property has in the past century.

I do hope you reconsider this application as it stands, to protect a little of old Barrie. I am a fairly new (12 years) resident to this town, and one of the great things I loved about it was the mix of old and new. It now seems that the old is just in the way, being replaced in haste with ill thought out plans of overcrowding.

I also noticed within the same application that the property across the street, 397 Essa is earmarked for a proposed 6 story building, and I again feel very sad to consider that such a beautiful property can't be left alone, and be preserved as a reminder that Barrie has not always been acres of suburban housing, or high-rises.

David Sauder

From: Danielle Hachborn
Sent: February 7, 2018 9:02 AM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>; Andrew Hill <Andrew.Hill@barrie.ca>
Subject: Request for information: 405 Essa Rd

Hi Andrew,

Thank you for the opportunity to voice our concerns and ask questions regarding 405 Essa Road at the community meeting last night. I was on the website this morning and wasn't able to find the traffic study or the 3d images/ profile images that were referred to last night. I was able to find a single page in one of the docs on a shadow study but these images do not give a clear picture of how the buildings will look vertically compared to the surrounding area.

Could you please forward this information to me as well as the minutes from the meeting?

Thank you in advance for your assistance.

Kind regards,
Danielle Hachborn

From: Kayla Whitting
Sent: December 4, 2017 1:15 PM
To: Andrew Hill <Andrew.Hill@barrie.ca>
Subject: 405 Essa Rd

Hi Andrew,

Thank you for taking the time to speak with me the other day. Per our conversation I am emailing you to express my concerns regarding the proposed development at 405 Essa Rd, specifically the parking.

I feel that the this new proposal is lacking in visitor parking which will in turn effect the phase one and two buyers.

The majority of homes in phase one do not have useable driveways either which has become quite an issue since there are few visitor parking spaces as well. Visitor parking fills up very quickly resulting in visitors and residents using the side of the already very narrow road instead. Avoiding hitting a parked vehicle or even seeing if pedestrians are coming can be quite difficult.

Only four visitor parking spaces (two of which are handicap spaces and not usable by majority of visitors) is simply not enough to accommodate 16 units with very little private parking. This will surely add to the parking issues of phase one, as it seems the developments are attached. I believe a solution can be found by altering the plan to include more visitor parking or by not approving the reduced driveway length.

I sincerely hope this email brings attention to, and helps resolve any potential parking issues for current and future residents.

Thanks,

Kayla

From: Pamela MacFadden

Sent: Tuesday, November 28, 2017 3:36 PM

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

Subject: questions re intensification | 405 Essa neighbourhood meeting

Hi Carlissa,

Please see below comment/question posted to the [FB event listing](#) for the upcoming Ward 6 neighbourhood meeting (405 Essa).

Can you advise on a response re the highlighted portion to help educate the resident re intensification etc?

“Given the garbage looking ghetto you allowed them to build next door to it I'm guessing this isn't going to be much better. I think we can expect increasing crime and lower living standards in our city with all this high density development we are allowing our developers to proceed with lately? How about requiring new schools and road upgrades as part of the DA approval?”

Dennis De Rango

Specialized Services Team Lead, Real Estate, R32

Hydro One Networks Inc.

Tel: (905)-946-6237

Cell: (647)-224-4040

Email: Dennis.derango@hydroone.com



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

March 15, 2018

File: D12-436 / D14-1643
IMS:PSDC669 / PZO842

Carlissa McLaren

Planner

The City of Barrie

70 Collier Street, Box 400

Barrie, ON L4M 4T5

Dear Ms. McLaren:

**RE: Application for Draft Plan of Subdivision and Zoning By-law Amendment
Sean Mason Homes
405 Essa Road, City of Barrie**

Thank you for circulating the captioned applications to the LSRCA for review and comment. It is our understanding the Applicant is seeking approval of a Zoning By-law Amendment and Draft Plan of Subdivision which will facilitate the development of 12 back to back townhouse units and 4 block townhouse units.

We have reviewed the applications in the context of:

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

Current environmental mapping illustrates the lands are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. Accordingly, a permit from the LSRCA will not be required prior site alteration and development on these lands.

Planning

1. The LSRCA has reviewed the application for Zoning By-law Amendment from a watershed management perspective and confirm that the proposed zoning is appropriate for the contemplated development. On this basis, we will not be providing further comment with respect to the Application for Zoning By-law Amendment.

Natural Heritage

2. From a natural heritage perspective there are no concerns with the proposed development. Please ensure the tree removals are in conformity with the City of Barrie's municipal tree bylaw. In addition, where trees are recommended for removal based upon the widening of Essa Road, please retain as the widening is not associated with this application.

Engineering and Hydrogeology Review

Please see attached comment matrix which provides comments pertaining to Engineering and Hydrogeology Review. For ease of reference, the Applicant is requested to provide their response to these comments in the provided matrix.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Sincerely,



Melinda Bessey, MSc, MCIP, RPP
Development Planner

c. Sean Mason (Sean Mason Homes)



LSRCA 1st SUBMISSION REVIEW

405 Essa Road, Barrie

March 19, 2018

#	DRAWING	SECTION	LSRCA Comment (March 19, 2018)	Applicant Response (DATE)
ENGINEERING REVIEW				
Documents Reviewed: Functional Servicing Report and Associated Drawings (Pearson Engineering, October 2017)				
1	All		There is a note on all drawings regarding the development at 401 Essa Road. Please clarify who the 'I' is. Perhaps it should be 'Pearson Engineering Ltd.'. Please clarify/revise.	
2	EPR-1		Please provide a sediment control detail for catchbasins	
3	EPR-1		Please indicate the location of the proposed infiltration tanks.	
4	EPR-1		Please provide notes regarding the protection of the infiltration tank area from compaction.	
5	SS-1		Please provide inspection/cleanout ports for the Stormtech chambers. Show in plan and detail views.	
6	SS-1		Please provide stormwater pre-treatment forebays for the proposed bio-retention facility.	
7	SG-1		Please provide details and sections at various locations through the proposed retaining walls.	
8	CS-1		Please provide a section and section location in the plan view for the bio-retention facility. Provide elevations in the plan view and profile view.	
9	CS-1		Please provide a detail for the bioretention overflow weir, indicating dimensions, elevations, etc. Also, indicate its location in the plan view detail.	
10			Please provide a landscape drawing to demonstrate the plantings for the bio-retention facility.	
11		2	Please add the 'LSRCA Technical Guidelines for Stormwater Management Submissions, Effective Date: September 1, 2016'.	
12		6.2	Please provide supporting information regarding the mentioned 'Amended City View SWM Pond Report'.	



LSRCA 1st SUBMISSION REVIEW

405 Essa Road, Barrie

March 19, 2018

#	DRAWING	SECTION	LSRCA Comment (March 19, 2018)	Applicant Response (DATE)
13		6.3	Please provide supporting information regarding the mentioned 'Geotechnical Investigation'.	
14		6.4	Please add to this section that external drainage is being added to this site that was not intended to be included, as it was to be included with the Phase 2 development.	
15		6.4	Please explain why external drainage from the 401 Essa Road development is now included in this site, when this drainage was to be included in the 401 Essa Road development.	
16		6.4	Please demonstrate all effects to the 401 Essa Road development with the drainage pattern changed.	
11		6.4.1	Please explain/demonstrate how the drainage area from the 'Project' has been reduced from 9814m ² to 9497m ² .	
12		6.5 App D	Please provide pre and post development phosphorus loading figures.	
13		6.5 App D	Please demonstrate how 80% phosphorus removal is to be achieved for this development. Please refer to the ' <i>LSRCA Technical Guidelines for Stormwater Management Submissions, Effective Date: September 1, 2016</i> ' section 2.3.2 for information. Please be advised that this development will be subject to the LSRCA ' <i>Phosphorus Offsetting Policy</i> ' effective January 1, 2018.	
14		SWM Report	Please demonstrate how volume control is to be achieved for this development. Please refer to the ' <i>LSRCA Technical Guidelines for Stormwater Management Submissions, Effective Date: September 1, 2016</i> ' section 2.2.2 for information.	
HYDROGEOLOGY REVIEW				
Documents Reviewed: Functional Servicing Report and Associated Drawings (Pearson Engineering, October 2017)				
15			There is no geotechnical report pertinent to Phase 3 of this development. While this site is small and adjacent to Phases 1 and 2 there may be local geotechnical differences in the site. A geotechnical report for this property will be required.	
16			A more expanded hydrogeological assessment is required for this	



LSRCA 1st SUBMISSION REVIEW

405 Essa Road, Barrie

March 19, 2018

#	DRAWING	SECTION	LSRCA Comment (March 19, 2018)	Applicant Response (DATE)
			property.	
17			A preliminary water balance has been completed and is within the Functional Servicing Report, (Pearson, Oct 2017). From the preliminary pre-development water balance and the preliminary post-development water balance there is a calculated infiltration deficit of 408 m3. The post-development with mitigation table indicates that this deficit will be mitigated though a rooftop disconnect. Using a rooftop disconnect with an area of 314 m2 (From Post development Water Balance (with Mitigation) there is insufficient volume of precipitation to make up the infiltration deficit. Please explain how the remainder of the deficit will be mitigated.	
18			To mitigate the infiltration deficit an underground infiltration chamber is proposed. The sizing of the gallery is based on infiltrating 5 mm from the roof top area. It is unknown if the correct surface area of the infiltration gallery is being proposed. There has been no consideration for the infiltration capacity of the soils and no supporting testing/information has been provided to support these calculations. In-situ percolation testing is required to determine the capacity of the soils and appropriately design and size required infiltration trenches. Please refer to the CVC 2010 LID Stormwater Guide for acceptable standards.	
19			Groundwater levels are unknown. The water table needs to be at least 1 meter below the invert of the proposed infiltration facilities (i.e. the StormTech infiltration facility). Therefore, in order to accurately assess the function of the proposed LID, please provide confirm, through groundwater monitoring, that the seasonal high groundwater level is at least 1 m below the base of the proposed LID facility.	
20			All details and dimensions of the infiltration galleries proposed within the Stormwater report need to be provided on the appropriate drawings. In addition, further information regarding	



LSRCA 1st SUBMISSION REVIEW

405 Essa Road, Barrie

March 19, 2018

#	DRAWING	SECTION	LSRCA Comment (March 19, 2018)	Applicant Response (DATE)
			where the water table is with respect to these infiltration galleries is required (i.e., provide groundwater levels on the drawing).	

December 8, 2017

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

Attention: Andrew Hill & Carlissa McLaren
Planners

VIA EMAIL ONLY

Re: COMMENT LETTER
Application for Draft Plan of Subdivision
Owner: Sean Mason Homes (Essa Road) Inc.
Location: 405 Essa Road
City of Barrie, County of Simcoe
File No.: D12-436

Dear Andrew Hill and Carlissa McLaren,

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

Any pupils that are generated by this development would be within the current catchment area for St. Catherine of Siena Catholic Elementary School and St. Joan of Arc Catholic Secondary School both located in the City of Barrie. St. Catherine of Siena has a Ministry Rated Capacity of 524.0 pupils, and a current enrolment of 529 pupils.

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

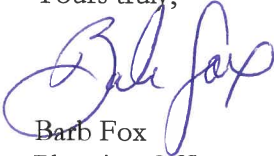
“That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the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

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

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there

are any questions or comments with regard to the Board's response, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly,



Barb Fox
Planning Officer

Andrew Hill

From: Malcolm Hachborn <malcolm.meh@gmail.com>
Sent: February 8, 2018 11:58 PM
To: Andrew Hill
Subject: Meeting for the Essa Road Development by Sean Homes

Andrew

It was very nice to meet you on Tuesday night.

As you could tell from the meeting, there is a lot of frustration and hostility with the City of Barrie planning department and Sean Mason Homes.

I have attended many public presentations by developers and planning consultants as an engineer and the presentation on Tuesday night was by far the most poorly prepared and presented presentation I have ever been a witness to. The presenter was ill prepared with regards to the development, the issues that would have been known to have been concerns from the last phase and to not have been on site to view how the new development would be placed onto the lot is inexcusable as it reflects badly on the city planning department. I am not sure what the city requires in the way of demographic information that the developer is required to produce to allow the planning department to make informed decisions how the development will fit in with the existing city neighbourhoods, but the city should be using the current and the likely demographics of the new population to determine the needed density, parking and amenity requirements of the residents of the new development.

I understand the city's desire to intensify as requested by the province, but to just allow whatever a developer proposes is not good planning and not responsible governance of the city. The city has an official plan, which should be followed until such time as it is updated, and any variances to the official plan should be small, not catastrophic as in the case of this full phased development, phases 1, 2 and 3. Most of the neighbourhood residents understand the need to intensify and are willing to accept the densities allowed in the official plan, but are resistant to go beyond these limits as it affects issues such as parking and others. It is not just the number of units, but the sizes of these units (2, 3 and 4 bedroom units) and what it will mean in the way of traffic and also the lack of provided parking. Barrie is a commuter city, like it or not, and most households will have more than two cars, especially when the units have 3 and 4 bedrooms.

The neighbourhood is very concerned that there is insufficient time for the resident's concerns to be communicated and fully expressed due to the postponing by two months of the December meeting to the date of the scheduled past meeting. It would be very much appreciated if the city could delay the meeting to allow the neighbourhood to properly prepare. Although the first meeting was delayed by almost 2 months due to bad weather, no fault of the city or the residents, it would seem to be reasonable to delay the next meeting by at least a few weeks, if not a full month.

As you know, the second phase of the Seam Homes development happened when the our ward councillor was in negotiations for a position with the city, a conflict of interest, no doubt, and just after the development was approved, the city's chief planning official left the city to take a position with the developer's consultant, again another major conflict of interest, there are a number of concerns that have been expressed by the neighbourhood residents. These conflicts of interest are going to be perceived as an even larger issue if the city is not somewhat understanding of the neighbourhood's concerns regarding scheduling. The city should not be, or even feel, bullied by the developer by threats of going to the OMB. This should be an open process and if it

takes time for the process to take place, it is in the city's (both the city administration and the residents) best interest to allow the process to take place in an unrushed and orderly manner.

Malcolm Hachborn, P. Eng.

M. E. Hachborn Engineering (2174863 Ontario Limited)

Precast Engineering

malcolm.meh@gmail.com

[\(647\) 861-5348](tel:6478615348)



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

November 16, 2017

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

Dear Andrew Hill,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Sean Mason Homes (Essa Road) Inc.
405 Essa Road
City of Barrie
File No.: D12-436 & D14-1643
Related: D28-027-17

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh