



Sent via e-mail: Bailey.Chabot@barrie.ca

June 7, 2019

FILE:D14-1668
IMS: ZO-109486

Bailey Chabot
Planner
City of Barrie
70 Collier Street
Barrie, ON

Dear: Ms. Chabot:

**RE: Application for Zoning By-law Amendment
435 Big Bay Point – City of Barrie**

Thank you for circulating the captioned application to LSRCA for review and comment. It is understood the Applicant is seeking approval of a zoning by-law amendment to rezone the lands from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2-[SP-XXX]) to permit the development of 19 block/cluster townhouses.

The application has been reviewed in the context of:

- The Provincial Policy Statement
- The Growth Plan for the Greater Golden Horseshoe
- The natural heritage and natural hazard policies of the City of Barrie Official Plan
- The Lake Simcoe Protection Plan
- Ontario Regulation 179/06 under the *Conservation Authorities Act*

Current environmental mapping provides that the subject lands are entirely within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act. This is representative of the identified flood hazard area associated with the adjacent watercourse (Lover's Creek) as well as the lands being on "lands adjacent" to a Provincially Significant Wetland (Lover's Creek Swamp). *Please note, a permit from the LSRCA will be required prior to any site alteration or development on these lands.*

Based on a review of the submitted application materials we provide our planning, natural heritage and hydrogeology comments in the attached matrix. These have been prepared by:

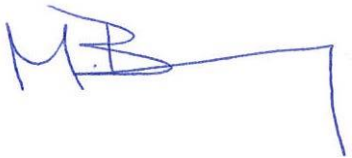
Planning	Melinda Bessey	m.besey@lsrca.on.ca
Natural Heritage	Kate Lillie	k.lillie@lsrca.on.ca
Hydrogeology	Caroline Hawson	c.hawson@lsrca.on.ca

For ease of future review, the Applicant is requested to provide a completed copy of the matrix as part of their next submission. The engineering review is currently underway and comments will be provided under separate cover.

NOTE: the LSRCA review fee of \$1,000 is outstanding. To facilitate further review of this file, the Applicant is requested to provide payment at their earliest convenience.

Should there be any questions concerning the above or the attached comments, please contact the appropriate review team member noted above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M.B.', followed by a long horizontal line and a vertical line at the end.

Melinda Bessey, MSc, MCIP, RPP
Acting Director - Planning

c. A. Edwards (IPS Consulting)



LSRCA 1ST SUBMISSION PLANNING REVIEW
435 Big Bay Point Rd – Barrie (APID109486)
June 07, 2019

#	Drawing/ Report	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
PLANNING REVIEW					
Documents Reviewed: Planning Justification Report (IPS, February 2019) Geotechnical Investigation (Peto MacCallum, June 2017) Topographic Survey (Dino Astri, December 2016)					
P1	Topographic Survey			The Topo has not been signed/sealed by an O.L.S. Please submit a signed and sealed topo.	
P2	Planning Justification Report	4.2	19	The PJR does not speak to the Natural Heritage policies contained in the PPS. Please provide planning justification that the application demonstrates consistency with policy 2.1.8 of the PPS.	
P4	Conceptual Site Plan			<p>The plan identifies the TOB and 6.0 metre setback (Ministry Minimum for hazard access) which is supported by the Peto MacCallum report.</p> <p>LSRCA has not attended the site to confirm the TOB. A site visit by LSRCA staff will be required to confirm the TOB limit.</p> <p>The plan also identifies a proposed fence along the TOB setback. Please confirm how access to these lands would be achieved if necessary.</p> <p>Please also note, page 24 of the PJR refers to the 6 metre setback as a “buffer”, while this area is within the buffer to the PSW, the 6 metre setback is a reference to the required</p>	



LSRCA 1ST SUBMISSION PLANNING REVIEW
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#	Drawing/ Report	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
				slope hazard access area.	
P5	Zoning By-law Amendment			Page 26 of the PJR notes that the proposal contemplates providing public open space through the dedication of lands associated with Lover's creek. The 6 metre slope setback should also be dedicated to the City and should be appropriately zoned EP through this application.	



LSRCA NATURAL HERITAGE REVIEW
435 Big Bay Point Road, Barrie, APID: 109486
June 7, 2019

#	Drawing	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
NATURAL HERITAGE REVIEW					
Documents Reviewed: <ul style="list-style-type: none"> Environmental Impact Study (EIS), 435 Big Bay Point Road, prepared by Dillon Consulting, dated October 2018 Tree Inventory and Preservation Plan (TIPP), 435 Big Bay Point Road, prepared by Kuntz Forestry Consulting, dated October 3, 2018 					
NH1	EIS	3.3.3	13	The valley system that surrounds Lover's Creek should be considered significant valleyland based on the feature's form and function. An approx. 6 m vegetation protection zone (VPZ) from the woodland drip line is proposed. Please confirm that this setback would also be sufficient to mitigate any potential impacts to the significant valleyland.	
NH2	EIS	3.3.5	13	Cup plant, <i>Silphium perfoliatum</i> , was recorded on the property. This species is ranked as S2 in Ontario and indicates that Significant Wildlife Habitat (SWH) exists on the property in the form of Special Concern and Rare Wildlife Species habitat. Please define the SWH area (ELC unit) and demonstrate that the proposed development will not have a negative impact on this feature.	
NH3	EIS	9.2	37	A double sediment fence with straw bales between should be installed at the limit of disturbance adjacent to the natural heritage features and associated buffer/VPZ to further reduce the risk of sediment entering these sensitive areas.	
NH4	EIS	9.3	37	Any existing vegetation in the buffer/VPZ should be maintained with additional plantings added to ensure that it is composed of natural self-sustaining vegetation. Where trees will be removed in the area abutting the buffer/VPZ, an edge management plan is required and should be incorporated into the landscape plan.	



LSRCA NATURAL HERITAGE REVIEW
435 Big Bay Point Road, Barrie, APID: 109486
June 7, 2019

#	Drawing	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
	EIS	9.3	37	A permanent fence or barrier must be installed along the buffer/VPZ boundary to prevent any encroachment or direct access to this area.	
NH5	EIS	9.0	36	A preliminary ecological offsetting plan is required to compensate for the loss of woodland feature. Please see LSRCA's Ecological Offsetting Plan (2017) for further direction. The Plan is available on LSRCA's website here: https://www.lsrca.on.ca/Shared%20Documents/Ecological OffsettingPlan2017.pdf	
NH6	EIS	9.0	36	All mitigation opportunities for improvement identified in section 9.0 of the EIS are to be implemented.	
NH7	TIPP	Summary and Recommendations	3	All recommendations identified in the TIPP are to be implemented.	
NH8	General			The natural heritage features and associated buffer/VPZ are to be zoned EP or another planning mechanism employed to ensure their long term protection.	

A copy of this memo can be located in: S:\Planning and Development Services\Planning Services\Planning Act\Barrie\109486 435 Big Bay Point Road\Natural Heritage

Notes: The woodland boundary was not staked by LSRCA. The EIS suggests that the City of Barrie previously agreed to a 6 m buffer from the dripline. There are significant slopes in this area. An approx. 6 m buffer from the top-of-bank is proposed. There is no record or indication that LSRCA attended the property to stake this limit.



LSRCA 1ST SUBMISSION HYDROEEOLOGY REVIEW
435 Big Bay Point Road – Barrie (APID109488)
June 7, 2019)

#	Drawing	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
HYDROGEOLOGY REVIEW					
Documents Reviewed: <ul style="list-style-type: none">• Functional Servicing and Stormwater Management report: PEL; February 25, 2019• Geotechnical Investigation; Peto MacCallum Ltd., June 2017					
H1				The PJR and FSR indicate that 19 townhouse units will be built while the Geotechnical report indicates that 22 units will be built; please ensure that the number of units is consistent across all reports. Update the geotechnical report as necessary.	
H2				<ol style="list-style-type: none">1. Property is fully within the 120 m buffer zone to a PSW.2. Property is subject to LSPP 4.8-DP; and3. Property is subject to the LSPP Water Balance Offsetting Policy.4. A preliminary feature based water balance is required.	
H3		Feature-Based Water Balance		A preliminary feature-based water balance assessment is required for the pre- and post-development scenario; demonstrate how change to infiltration volume will be minimized. Demonstrate that the hydrologic connection to the adjacent PSW and fish habitat is maintained. This feature-based water balance is to be prepared by a QP as defined under the <i>Professional Geoscientists Act(2000)</i> .It is anticipated that as the project evolves this FBWB will become more detailed and refined.	



LSRCA 1ST SUBMISSION HYDROEEOLOGY REVIEW

435 Big Bay Point Road – Barrie (APID109488)

June 7, 2019)

#	Drawing	Section	Pg#	LSRCA Comment (June 7, 2019)	Applicant Response (DATE)
H4		Groundwater Monitoring		A groundwater monitoring program has been initiated, data should continue to be collected for at least 12 months and must include data from 1 March to 30 June, data is to be collected no less frequently than monthly during this time such that the seasonal high groundwater is obtained. A 1 m separation is required between the invert of any proposed LID facility and the seasonally high groundwater level.	
H5				Total development area is 4500m ²	
H6		Percolation Testing		<i>In-situ</i> percolation testing will be required to assess the functionality of any proposed LID and to guide in the correct sizing of them.	
H7		Drawings		Provide preliminary drawings, and cross-sections of all LID facilities including all dimensions, materials used, and the seasonal high groundwater levels.	
H8		Calculations		Provide preliminary calculations demonstrating that the volume and footprint of the LID facilities is sufficient to mitigate the infiltration deficit in the post development scenario.	
H9		Source Water Protection		The property is mapped as being within an Intake Protection Zone 2. Demonstrate there will be no significant threats to drinking water during or post-development	