

Matthew and Stephanie Wideman

June 17, 2019

Dear His Worship Jeff Lehman, Mayor of Barrie and Members of Barrie City Council,

We are writing in concerns about the proposed rezoning and development slated for 152 and 156 Miller Drive and would like this letter to be included into the circulation list. Our main concern is that in order to achieve density, heights and offsets have been changed in a way that would seriously encroach our property lines and alter our way of living. Views, light and air flow will be restricted beyond a reasonable limit. The quality of life, in our view, will be diminished due to higher volumes of people, noise and traffic.

Along our property alone, there will be eight properties abutting our property lines. We will lose our view of the natural environment and our privacy. The sunlight will no longer enter our yard and we will lose the viability of the land. With the properties so close, the chance of fire spreading is increased, and suppression will be more difficult as seen recently in the Edgehill development.

It is troubling that in the face of this proposed development, the lack of infrastructure that will be put forth is short sighted. As a secondary road, this section of Miller Street does not have any sanitary, storm water management or sidewalks. Miller Drive is already a busy road with a bus route, heavily weighted vehicular traffic; the increase of cars using the street to park will surely create an uninviting pedestrian pathway. Our hopes that you will see the error of not investing in the infrastructure, especially sanitary sewer hook ups, and will prioritize the appropriate investment.

We acknowledge that plans have been redesigned and appreciate the effort to appease the neighbourhood, however the unique lifestyle and vibe of this west side village will be no more and will be change the feel of this ward. We love living here but feel gutted after finding out that this development was to occur. We respectfully ask that this matter be given further thought. Your responsiveness to the city's concerns thus far in your term of office makes us certain that you will give equal weight to our concerns.

Sincerely,

The image shows two handwritten signatures. The first signature on the left appears to be "Matthew" and the second signature on the right appears to be "Stephanie". Both signatures are written in a cursive, fluid style.

Matthew and Stephanie Wideman

**From:** Paulette Moore  
**Sent:** June 16, 2019 5:49 PM  
**To:** cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>  
**Subject:** Proposed development ward 5 at 152 & 156 Miller drive. File D12-446 & D14-1650

Attention City Clerk: Regarding the proposed development in ward 5 at 152 & 156 Miller drive. File D12-446 & D14-1650

We would like to make a formal written submission as to why we oppose this development.

That's potentially 86 extra cars that would be accessing Miller drive right across the road to Not to mention the endless car lights that would shine right into our front window and bedrooms at night. Miller drive is already a busy street being a bus route and one of only two ways to exit the subdivision. Now, add potentially another 172 people to this neighbourhood. Logistically, this would be a nightmare to try and evacuate with only two roads in and out (Miller and Edgehill). How about how garbage collection, fire exits and snow plows will fit in this narrow entrance.

We are concerned about the loss of natural habitat, and the increased population that would be accessing trails that are already polluted with debris that no one picks up. We definitely would not be looking forward to the possibility of ongoing noise, construction, heavy equipment presence with road delays, especially when we work shift work trying to sleep.

We are furthermore concerned with the recent fire in a small development on Edgehill that resulted in neighbouring homes that were damaged and a fire difficult to control. If something like that occurred the devastation to wildlife habitat would be terrible. Let's not forget that there is an endangered species of bird that resides in the proposed location.

Besides, isn't there already enough development going on Miller down by the gas station with a large complex already to proceed.

Enough is enough. This development should not be approved by the city.

Sincerely,

Jeremy and Paulette Moore

**From:** Marie Rochon  
**Sent:** Tuesday, June 11, 2019 11:15 AM  
**To:** Carlissa McLaren <[Carlissa.McLaren@barrie.ca](mailto:Carlissa.McLaren@barrie.ca)>  
**Cc:** [robert.thompson@barrie.ca](mailto:robert.thompson@barrie.ca);  
**Subject:** File : D12-446 & D14-1650, ReZoning Application Park City Inc. 152 and 156 Miller Dr

Dear Mayor & City Council,

This email is to inform you of my opposition to Park City Inc. request to have the zoning changed and their proposed plan of building 40 homes on a small piece of land behind several of our neighborhood homes on Miller Drive. Not only does the rezoning not conform with the homes in our neighbourhood but the proposed plan of building 40 homes on that small piece of land poses many different issues, challenges, hazards and dangers to our community, families, children, forestry and natural ecosystems. The approval of this project will give the City a minimal return when there are many others areas in Barrie more suited for this type of density where it is safer and appropriate.

Being in the condo management industry for the past 14 years, I know by Council approving this plan, it will pose a tremendous burden on the property Owners directly backing this site. These Owner's may potentially have a hard time obtaining home insurance and possibly none at all due to the risk of fast spreading fires and disasters amongst homes that are too close to each other. We, at Bayshore Property Management Inc., have experienced this sort of issue with Condos we manage and the deductible on these homes are as much as the homes would cost to rebuild. Deductibles in the hundred thousand dollars. These retired home Owners are not able to sell their homes and live in fear ever day knowing that if a disaster happens they will be left homeless. This sort of tragedy just occurred on Edgehill in a new development approved by council at high density. This fire destroyed two original neighbourhood homes along with it and possible caused damage to others. It is evident that these homes were built too close where fire and disaster can spread quickly and with ease. If these high density communities continue to be approved in areas where it is not suitable, Council is putting Barrie at risk of home Owners not being able to afford living in a purchased home because of unaffordable home insurance or possibly even being denied some.

The Miller community is a very friendly and close community who cares about preserving Barrie's original family oriented small town feel. I remember being at a conference where I believe, Mayor Lehman informed us that himself and the Council were making sure proposed plans where approved moving in this direction as opposed to the cookie cutter subdivision approvals that were approved in the past with our previous leaders. If this plan is approved along with the rezoning, you are approving against those words and putting our tight nit Miller community in a dangerous position. We understand that the Provincial Government implemented intensification for specific reasons and even though all great reasons are listed, the repercussions and risks are not made known. Since 2005 it is becoming more and more evident that this intensification allowance for municipalities is not safe for our already developed communities and we hope you, as our municipal leaders, will consider more carefully where the intensification approvals are best suited. I am in full disapproval of this plan and it should not be approved whatsoever due to potential risk to home owners. 152 and 156 Miller Drive is not suitable for a high density community. Considering Jeremy Meiers recent submission of an engineering report of the concerns with the entire plan's design and our previous petition with over 100 signatures, I think it is easy to say that all of us on Miller are requesting this plan not be approved.

**Is the City of Barrie Municipality pressured by the Provincial Government to approve 40 homes to be built at 152 and 156 Miller Drive?**

**If so, how will the City of Barrie Council ensure and work with the Provincial Government to amend their mandate to keep our communities safe of all risk due to intensification?**

**Is the City of Barrie Council aware of these insurance deductible issues in Ontario communities built at high density?**

**What is the City of Barrie Council doing or plan to do to ensure Barrie does not become subject of home Owners not being able to afford or obtain home insurance for their home due to fast spreading disasters in communities built at high density?**

I am unfortunately unable to attend the rescheduled public City Council Meeting however, look forward to your reply. Thank you for your attention and hope you will all keep our community's concerns in mind when making a decision on this proposed plan.

Sincerely,

**Marie-Aimée Rochon, RCM**  
General Licensed Condominium Manager

T: (705) 722-3700 Ext: 234 | F: (705) 722-6242 | E:mrochon@bpmgmt.ca



Visit Our Website: [www.bayshoreproperty.ca](http://www.bayshoreproperty.ca)  
EMERGENCY AFTER HOURS (800) 265-9695

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**BAYSHORE PROPERTY MANAGEMENT INC. | NON-PROFIT, CONDOMINIUMS, RENTALS**

**From:** Kelly Clarke  
**Sent:** Friday, May 04, 2018 11:00 AM  
**To:** Carlissa McLaren <[Carlissa.McLaren@barrie.ca](mailto:Carlissa.McLaren@barrie.ca)>  
**Subject:** Concerns regarding 152+156 Miller Drive

Hello Ms McLaren,

I would like to express my concern with the proposed development of 152 and 156 Miller Street. My husband and I bought our house in September 2017 for many reasons that include the area and the property itself. The land behind [redacted] is a well established forest with many of the trees older than 40 years. We consistently have many varieties of wildlife in and around our property because of this natural habitat. We have many species of birds, as well as deer, raccoons, possums, squirrels, chipmunks and others. Cutting down trees, bushes, brush and removing the forest from this area will affect not only us but the wildlife in the area. There is also wetland in the area behind our house where some of the proposed townhouses and park area for those residents will be. I find it insulting that we might potentially lose the beautiful, natural "parkland" area that we have behind our home so that these new residents can enjoy a man-made park that destroys a natural habitat; all of which is completely unnecessary.

We purchased our property because of its beautiful surroundings and it is exactly the environment that we wanted for our family. By adding upwards of 70 families on a property that was designed (and currently has) only two properties is going to burden and tax the community and the rest of the

families/residents in the area. It will create an endless loop of construction not only behind but on Miller Drive directly for the construction of city services to 70 new properties that don't belong in the space of the current two. We will lose all privacy. This development proposal is going to negatively affect our way of living and seriously decrease our quality of life.

This proposed development is also going to have a negative impact on the value of . This development will draw a particular buyer and can sell for a particular price point. We have no interest in entertaining 70 new homes (meaning upwards of 300 people) living on the lot size of two families. This development negatively changes the landscape of Miller Drive, one of the most well established parts of Barrie.

I have grave concerns for our community if this development is approved by the City of Barrie and/or any other governing bodies. Please reject this proposal for the residents of the area. We implore your empathy and concern for the residents of the area. We vehemently reject this proposal. Please add my concerns and my formal rejection to the public record of this development proposal.

Sincerely,

Kelly Clarke

**From:** John Jamieson  
**Sent:** April 28, 2018 2:48 PM  
**To:** Service Barrie <[Service.Barrie@barrie.ca](mailto:Service.Barrie@barrie.ca)>  
**Subject:**

Hi, my name is John Clarke and in Barrie. Behind my house is a wooded area, and I have just learned that there is a developer who is applying to cut it down and build something in the neighbourhood of 70 townhouses. A man was taking a survey out back today of the trees in the area and said he believes there will be some sort of town council meeting about this on May 11.

I'm not at all interested in having this happen, my wife and I bought this house and moved to Barrie specifically for the privacy of this area. There is all kinds of wildlife back there; deer, rabbits, all kinds of birds, coyotes, possums, etc. I am wondering, where can I get more information about this application and how can I take part in the discussion about this potential project?

**From:** [Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com) [mailto:[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)]  
**Sent:** Wednesday, June 12, 2019 9:44 AM  
**To:** Tina Gonneau <[Tina.Gonneau@barrie.ca](mailto:Tina.Gonneau@barrie.ca)>  
**Subject:** Barrie, 152, 156 Miller Dr, D12-446,D14-1650

Hello,

We are in receipt of your Plan of Subdivision application, D12-446,D14-1650 dated May 30<sup>th</sup>, 2019. 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](mailto: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](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

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

Thank you,

**Iwona Lipowski**

Real Estate Clerk - Real Estate Services

Hydro One Networks Inc.

185 Clegg Road

Markham, ON L6G 1B7

[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

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**From:** Carlissa McLaren  
**Sent:** Monday, June 17, 2019 12:37 PM  
**To:** Jeremy.Meiers@HydroOne.com  
**Cc:** Tina Gonneau <Tina.Gonneau@barrie.ca>; Tara McArthur <Tara.McArthur@barrie.ca>; Tammie Maynard <Tammie.Maynard@barrie.ca>; Nadine Rush <Nadine.Rush@barrie.ca>  
**Subject:** RE: Letter of Opposition with 152 & 156 Miller Dr

Hello Jeremy,

Thank you for your email. A Public Meeting with respect to this application is schedule for June 26th at 7:00pm in the Council Chambers. You are welcome to attend and make your comments at this meeting, however by copy of this email to staff in the City Clerk's office, your comments will be included in General Committee's Agenda for June 26<sup>th</sup>.

For additional information/updates on the subject application, please check the City's website [here](#) from time to time.

Should you have any additional questions, please do not hesitate to contact me.

Regards,

**Carlissa McLaren, RPP**  
Senior Planner, Planning and Building Services Department  
The City of Barrie  
705-739-4220 x4719  
Please consider the environment before printing this email.

**From:** [Jeremy.Meiers@HydroOne.com](mailto:Jeremy.Meiers@HydroOne.com) [mailto:[Jeremy.Meiers@HydroOne.com](mailto:Jeremy.Meiers@HydroOne.com)]  
**Sent:** Monday, June 17, 2019 8:53 AM  
**To:** Carlissa McLaren <[Carlissa.Mclaren@barrie.ca](mailto:Carlissa.Mclaren@barrie.ca)>  
**Subject:** Letter of Opposition with 152 & 156 Miller Dr

Hi Carlissa,

Please find attached my formal documentation for submittal defining my opposition to the Proposed Development at 152 & 156 Miller Drive. Attached within the document are specifics relating to the engineering design where I have identified multiple issues within the design.

Please advise me if you need any more information

Thanks  
Jeremy

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## **152 & 156 Miller Dr**

**Re: Amendment to the Zoning By-Law Amendment and Draft Plan of Subdivision – Park City Inc., 152 and 156 Miller Dr,  
Barrie**

To whom it may concern;

I am writing this to make known my opposition to the proposal noted above. As \_\_\_\_\_, I am concerned that there are multiple issues within this proposal that will not work in proposed location. I have spent a significant amount of time thoroughly reading through the proposals by outside Engineering Parties which were prepared for Park City Inc. That, along with my Education in Civil Engineering Technology, Accreditation with OACETT as a Certified Engineering Technologist, and Work Experience in the Heavy Construction/Utility Industry, I have noticed multiple issues in which I find not only technically incorrect, but also issues that will cause disturbance with the existing use of the overall area in the Miller Dr/Edgehill/Pringle Subdivision Area.

Please note that I am not against Development; however, what I am against is a development of this nature where it is obvious in the proposal that the proponent has not given any thought to the existing nature/use of the overall area. The intensification that is being proposed, variances to the Zoning Bylaws being requested, and overall design does not work for this location and should not be passed by city council. The residents of Barrie depend and rely on City Council to make correct decisions for the City and Residents and I am confident that you, the City Councilors, will deny this request as it is in the best interest of the city to do so.

### **Specific Points referring to the Proposal** – Broken Down by Report Document

#### **Preliminary Functional Servicing and Storm water Management Report**

Prepared by The Hewgill Group

##### **Section 1.5 – Site Soil and Geotechnical Information**

- States that a comprehensive geotechnical study has not been completed
  - When will this be completed?
  - What is the existing ground water level?
  - When a new development occurs, the weight of the entire development will cause the ground water level to rise on adjacent property's causing flooded/wet areas on adjacent portions of land. Has this been determined?
- States that the two types of primary soils are Alliston Sandy Loam and Muck. Both of which have imperfect and poor drainage.
  - Will clean engineered fill be utilized in this development to avoid leaking basements of the proposed units?
  - If so, how deep down will the contractor be removing the native soil to install the engineered fill?
  - Will the excavation remove all the muck and loam then have engineered clean fill installed?

- Where will the muck and loam be disposed? Will it be trucked out, or pushed onto adjacent properties / vacant lands?

## **Section 2 – Water Supply and Distribution**

- In the anticipated water demand calculations the design population is 135 people.
  - To me this is too low. 3.13 people per house does not work. There will be a min of 4 to 5 people per single family residence.
- There is a recommendation that the City review the available capacity in the existing watermain to ensure adequate capacity
  - Has this been completed?
  - The existing water pressure is low as it stands today
- The proposal has designed 2 fire hydrants on site
  - I do not feel like this is enough for the density of the homes. When there was a fire on Miller Drive in 2016, the Fire Department had to hook up to 3 separate hydrants.
  - If there was a fire in the development, with the density of the proposed homes and for the safety of the residents, will 2 be enough
  - Has the fire chief been informed of this proposal?

## **Section 3 – Sanitary Sewer Collection**

- States that a Gravity Sanitary Sewer System will be utilized
  - The existing grade of the land behind 152 & 156 Miller Drive is approx. 7 to 9 ft. lower than the existing grade of Miller Dr.
  - As per Appendix B, the proposed designed invert of Manhole 1A is 236.30 and shows the existing Invert of Manhole at Ruffet Dr as 234.11. Based off the Slope Calculations of the proposed sanitary sewer system the math used by the designer does not add up and if the math is completed the Invert of Manhole 1 is determined to be 235.90
  - How does the developer propose to obtain this invert if, based off Appendix C, draft plan of subdivision shows the existing Grade at 236?
  - The developer obviously wants to fill in this area to be able to obtain an invert of this elevation; however there is no proposed grading plan supplied.
  - Not having the grading plan leads one to believe that the developer is trying to hide something with the proposal. IE there are plans for an extremely high retaining wall to surround the property and abut the adjacent properties to be able to build the existing grade up enough to install a sanitary sewer system which can be gravity fed, thus eliminating the need to install a costly pressurized sanitary sewer system pump house

- which is unreliable in the event of a power outage due to extreme weather/planned outages etc.
- At the entrance to the Site, the existing grade of the centerline (CL) of road shows to be approx. 243. The proposed manhole invert works out to be 235.095 based of the slope calculations utilizing the proposed slopes provided on the Sanitary Catchment Area drawing from Appendix B.
  - This is an approx. 8 Meter (26Ft) difference from the existing Grade to the invert of the Sanitary Pipe.
  - Will Miller Drive have a 30 to 35 Ft deep trench crater dug into it to install this proposed sanitary system?
  - If so how do you plan on allowing home owners access to their houses during this construction?
  - What is the plan for Emergency Vehicle Access during this construction with a 35 ft. deep trench?

### **Section 3.2** of the Sanitary Sewer Collection

- As per the statement in paragraph 4 of this section, it states that “the System would need to exceed 3.5% to achieve a peak velocity of 0.6m/s or greater. A detailed analysis will be completed during final design to confirm pipe slope, required flushing velocities and depth requirements.”
  - This leads me to believe that the proponent is utilizing such small slopes on the sanitary system proposal design to gain approval; once approval is completed they will determine that the inverts for the sanitary system manholes in the proposed development are required to be higher in elevation to obtain the 3.5% slope.
  - This will result in the developer requiring more fill on the proposed site to bring finished grade up high enough to allow for the invert of the manholes to be at the required inverts of approx. 237.5 based off my initial calculations.
  - This will require a larger retaining wall to be built abutting the adjacent properties as the finished grade of the manhole will have to be at approx. 240, with abutting properties having existing grades at 236 or lower.
  - This results in an approx. 4 to 5 m high retaining wall to bring to finished grade.

**From:** Carlissa McLaren  
**Sent:** Monday, June 17, 2019 12:34 PM  
**To:** klaudia  
**Cc:** Tina Gonneau <Tina.Gonneau@barrie.ca>; Tara McArthur <Tara.McArthur@barrie.ca>; Tammie Maynard <Tammie.Maynard@barrie.ca>  
**Subject:** RE: Miller Drive Development (D14-1650 - 152 & 156 Miller Dr)

Hello Klaudia,

Thank you for your email. A Public Meeting with respect to this application is schedule for June 26th at 7:00pm in the Council Chambers. You are welcome to attend and make your comments at this meeting, however by copy of this email to staff in the City Clerk's office, your comments will be included in General Committee's Agenda for June 26<sup>th</sup>.

For additional information/updates on the subject application, please check the City's website [here](#) from time to time.

Should you have any additional questions, please do not hesitate to contact me.

Regards,

Carlissa McLaren, RPP  
Senior Planner, Planning and Building Services Department  
The City of Barrie  
705-739-4220 x4719  
Please consider the environment before printing this email.

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

From: klaudia g  
Sent: Monday, June 17, 2019 10:11 AM  
To: Carlissa McLaren <[Carlissa.McLaren@barrie.ca](mailto:Carlissa.McLaren@barrie.ca)>  
Subject: Fwd: Miller Drive Development

>  
> Good morning Carlissa,  
>  
> My name is Klaudia and I

Over the last several months we have been concerned about the proposed development that is potentially going to be approved by the City.

>  
> I know there is a Ward meeting coming up as well as the Developers Meeting with anyone wishing to attend.  
>  
> I have been reviewing the proposed plans with my neighbours and we all feel that the elevation charts are not clearly defined on the developer's plan. Also this is high density with all the amendments they are asking for and it does not fit or conform with our neighbourhood. In addition I do not believe our street/area is on the list for intensification.

>  
> I would strongly advise that council take a really close look at what is proposed as it is absolutely ridicule and would cause many more issues in the long run.  
>  
> I feel that the Edgehill Fire that took place is a good example as to why we should not cram 40+ units into such a small forested area with only one way in and out. How are firetrucks suppose to quickly and efficiently enter and exit this "T" shape street?  
>  
>  
> Best regards,  
> Klaudia Nabialek

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

From: Carlissa McLaren  
Sent: Monday, June 17, 2019 3:42 PM  
To: David Perryman  
Cc: Tina Gonneau <Tina.Gonneau@barrie.ca>; Tara McArthur <Tara.McArthur@barrie.ca>; Tammie Maynard <Tammie.Maynard@barrie.ca>  
Subject: RE: Proposed condo development on Miller Dr.

Hello Jeremy,

Thank you for your email. A Public Meeting with respect to this application is scheduled for June 26th at 7:00pm in the Council Chambers. You are welcome to attend and make your comments at this meeting, however by copy of this email to staff in the City Clerk's office, your comments will be included in General Committee's Agenda for June 26th.

For additional information/updates on the subject application, please check the City's website here from time to time.

Should you have any additional questions, please do not hesitate to contact me.

Regards,

Carlissa McLaren, RPP  
Senior Planner, Planning and Building Services Department The City of Barrie  
705-739-4220 x4719  
Please consider the environment before printing this email.

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

From: David Perryman  
Sent: Monday, June 17, 2019 2:51 PM  
To: Carlissa McLaren <[Carlissa.McLaren@barrie.ca](mailto:Carlissa.McLaren@barrie.ca)>  
Subject: Proposed condo development on Miller Dr.

. I am adamantly against this development. After reviewing the site plan it's painfully obvious that the developer is sacrificing quality of living over quantity. The urban

intensification of such a small area doesn't allow for sufficient amenities such as garbage and snow collection let alone enough room for first responders ei. Fire and EMT turn around. This was painfully obvious when both opposing neighbours lost their homes recently on Edgehill Dr. I'm also in contact with an urban engineer that can prove that the proposed sanitary sewer tie in isn't possible with the grade elevations listed on the cities web site. On behalf of many residents in and around this area please reconsider this proposed development.

Sincerely Dave Perryman

**Miller Drive - Edgehill Drive  
Neighbourhood of concerned residents  
Barrie, Ontario, Canada**

**Wednesday, June 27, 2018**

**To The Corporation of the City of Barrie ,  
Senior planner, Planning and Building Services  
L4M 4T5  
Attn: Carlissa McLaren RPP**



**Re : File # D14-1560  
Amendment to Zoning bylaw by Park City Inc. - 152 and 156 Miller Drive. Ward 5  
Barrie , Ontario .**

**Please find enclosed petition and letters of concern and opposition to this proposal .**

**Petition submitted with 147 signatures**

## **PETITION**

**RESIDENTS OF THE MILLER / EDGEHILL NEIGHBOURHOOD OPPOSE THE APPLICATION TO THE CITY OF BARRIE FOR :**

**AMENDMENT TO THE ZONING BYLAW BY PARK CITY INC. - 152 AND 156 MILLER DRIVE, WARD 5 BARRIE ONTARIO (file #D14-1560)**

We the Residents of the Miller Drive / Edgehill Neighbourhood in Ward 5 in Barrie Ontario , Do staunchly oppose the proposed application for changes to the current zoning bylaw in our neighbourhood. We firmly oppose changes from the zoning of R1 to RM2 (sp), being the current single family dwellings to the proposed intensification of the development of 75 multifamily units on less than 4 acres of property at 152 and 156 Miller Drive. This proposal is in stark contrast to the current and long standing form of our neighbourhood and brings with it a multitude of valid concerns. This development will conceivably result in residual expense to the current longstanding residents of this neighbourhood due to Changes / adjustments / impact to personal properties and essential services.

There can be no disputing that this proposed development will also cause a significant environmental impact to the wildlife within the proposed development site. There also exists valid safety concerns for residents and our children due to the increased traffic flow and congestion along the ENTIRETY of Miller Drive from the Hwy 90 intersection through to and including Edgehill Drive as a direct result of this development.

We the undersigned Stand in Firm Opposition to the entirety of this proposal and the application for amendment from the current bylaw / zoning of single family dwellings R1 to RM2 w special privileges regarding property setbacks and height increase to the proposed intensified number of multifamily units. We collectively and firmly oppose the development of these 75 units with rezoning and special privileges.

## **PETITION**

**RESIDENTS OF THE MILLER / EDGEHILL NEIGHBOURHOOD OPPOSE THE APPLICATION TO THE CITY OF BARRIE FOR : AMENDMENT TO THE ZONING BYLAW BY PARK CITY INC. - 152 AND 156 MILLER DRIVE, WARD 5 BARRIE ONTARIO (file #D14-1560)**

We the Residents of the Miller Drive / Edgehill Neighbourhood in Ward 5 in Barrie, ON staunchly oppose the proposed application for changes to the current zoning bylaw in our neighbourhood. We firmly oppose changes from the zoning of R1 to RM2 (sp), being the current single family dwellings to the proposed intensification of the development of 75 multifamily units on less than four (4) acres of property at 152 and 156 Miller Drive. This proposal is in stark contrast and is not consistent with the current and long standing form of our neighbourhood and brings with it a multitude of valid concerns. This development will conceivably result in residual expense to the current longstanding residents of this neighbourhood due to changes / adjustments / impact to personal properties and essential services. There can be no disputing that this proposed development will also cause a significant environmental impact to the wildlife within the proposed development site. There also exist valid safety concerns for residents and our children due to the increased traffic flow and congestion along the ENTIRETY of Miller Drive from the Hwy 90 intersection through to and including Edgehill Drive as a direct result of this development.

**We, the undersigned, stand in FIRM OPPOSITION to the entirety of this proposal and the application for amendment from the current bylaw / zoning of single family dwellings R1 to RM2 with special privileges regarding property setbacks and height increase to the proposed intensified number of multifamily units. We collectively and firmly oppose the development of these 75 units with re-zoning and special privileges.**

Date	Name	Address	Signature
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
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**James Henstra**

**May 28, 2018**

**PETITION:**

We from the proposed development at 152 and  
156 Miller Drive of 75 Townhomes.

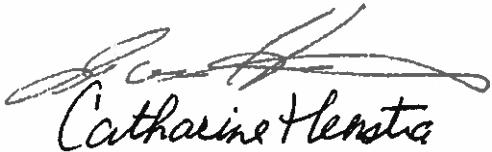
We oppose the proposed changes to the current bylaw change of R1 to RM2.

The proposed 75 multifamily units is in contrast to the current form of the neighbourhood of single family dwellings.

This development will result in expenses to the current longstanding residents of this neighbourhood due to changes/adjustments and impact the personal properties and essential services.

Being directly across from the development we will have to deal with constant headlights in our front windows. During snow removal the vehicles in the development will be parking on Miller Dr. Causing more congestion than it already is. Miller and Edgehill Drive are too narrow for more vehicles. Neither street has proper curbing or sidewalks for the many walkers and children that already live here.

We, James and Catharine Henstra oppose these changes.



Catharine Henstra

June 6, 2018

Carlissa McLaren, RPP  
Senior Planner  
Planning & Building Services  
The City of Barrie  
70 Collier Street  
Barrie, Ontario  
L4M 4T5

Dear Ms. McLaren:

**Re: Proposed Amendment to Zoning By-Law by Park City Inc. – 152 and 156 Miller Drive,  
Ward 5, Barrie, Ontario**

We live at . We have been residents here for the last two years. We very carefully chose our neighbourhood before we purchased our single family bungalow. We wanted to live with nature surrounding us and to leave the concrete jungle behind to enjoy our retirement years.

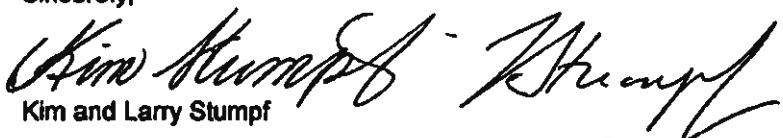
To say that we were very distressed to learn of the proposed amendment mentioned above to learn that 75 homes were planned on the 4 acres that currently house 2 single family homes is an understatement. This proposed amendment definitely does not fit in with the current neighbourhood.

This proposal is in stark contrast, and not consistent, with the current and long standing form of our neighbourhood. We have several valid concerns. This development will have a huge impact to personal properties surrounding this proposed development and will affect essential services, including traffic on our already over used street. We, and the rest of our neighbours, have safety concerns for residents and our children due to the increased traffic flow and congestion along the whole of Miller Drive from the Hwy 90 intersection straight through and including Edgehill Drive. We live right at the corner of Miller and Edgehill and this absolutely will have an impact on us! It will also have a huge impact to the wonderful and cherished wildlife within the proposed development sites.

We are not naïve and do know that development within a city has to occur. But it should be consistent with the current neighbourhood. Even the two proposed semi-detached homes that will face Miller Drive do not fit in. We are ALL single family homes and most of us are bungalows. This also means that the 71 proposed three storey town homes that are planned for behind those semis will certainly not fit in with the integrity here. This is just (and simply) too much intensification for us.

We implore you to reconsider this proposal as outlined. Surely we can come to some sort of compromise where we all win. Some people have lived here for decades and some have purchased homes with the expectation that they were buying their quiet dream home. Not one of us thought we would ever have to worry about another new development of townhomes within our homes. Our neighbourhood will also be submitting a petition that shows our strong collective feelings.

Sincerely,

  
Kim and Larry Stumpf

**Mr. Gino Febbraro  
Mrs. Mary Febbraro**

**To the Corporation of the City of Barrie**

**Re: The proposed amendment to the Zoning Bylaw- Park City, 152 and 156 Miller Drive ,  
Barrie Ontario ( file# D14-1650)**

**Attn: Carlissa McLaren :**

Greetings Ms McLaren; We submit to your office this letter of opposition to the proposed development and rezoning at 152 , 156 Miller Drive , Barrie Ontario , this 27th day of June 2018. . In accordance with your recommendation of reasonable submission of our concerns to be provided to your office, we are graciously providing this to you outside of 60+ days prior to a *yet to be announced and your speculation that it may be a September 2018* date of a public meeting with the city of Barrie.. . We Declare our position that we see The proposal for the development of the properties at 152 and 156 Miller Drive, bordering the existing homes and properties to the east, north and south boundary of the proposed development to be so incredibly unreasonable and grossly unnecessary in its degree of intensification and rezoning from R1 to RM2 with special privileges regarding height and setback that are being applied for. We fail to see or agree upon any of this plan. This is An entirely unnecessary request for development given the 206 homes recently approved for development on Miller Drive, less than one kilometer south of the #s 152 & 156 site. The province of Ontario's recommendation for development and intensification is stated to focus on properties along highways and as such this property at 152 and 156 Miller Drive, DOES NOT APPLY. upon careful examination and discussion among residents we are all in agreement that This proposed development will only bring a negative impact to all of the existing residents in every direction of this site as well as a completely negative environmental impact to the protected species that exist on the proposed site.. We are a long standing , well established neighbourhood, comprised ONLY of single family, Single story dwellings( except for the existing home at 152 that is to be demolished for the development and that lone 2 story farmhouse has a setback of no less than 100 feet from the street as are all other existing dwellings along the street to the north of that address. To construct the 3 story town homes and 2 oversized multilevel semis in accordance with the proposed amendments and rezoning will cast an undeniable negative impact on the neighbouring properties and we staunchly reject that . The properties along this stretch of Miller Drive ,

north of Ruffet dr, are longstanding homes among mature trees within spacious yards that allow direct access to protected lands and that is precisely what we invested in as property owners and residents when we chose to settle here.

Before the city of Barrie is to consider approving any development at this site we have reasonable expectations that ALL of our concerns will be considered and we will receive conclusive answers . Some of those concerns are, but are not limited to:

Environmental impact (having read the entire impact study , I speak on behalf of our neighbourhood and vehemently challenge its findings based on the fact that it's repeated reference to inconclusive findings can more accurately be termed INCORRECT . We live here and it would only take anyone from your office to come visit any of the neighbourhood properties to witness for yourself the presence of threatened species that inhabit the proposed site . Many of the neighbours including myself have extensive video and audio recording evidence to support our concerns which is available for your review. this dated documentation comes from ongoing consultations and the assistance of the Ministry of Natural Resources' local district office of management biologist and Tanya Taylor with the MNR Natural Heritage Info Center. in sharing the developers environmental impact study performed by Azimuth Environmental Consulting Inc , we have been advised that there exists a need for another environmental impact study for the concern for species , most notably the concern for the one threatened THR species being the Easter Whippoorwill which receives protection through the ESA from harm and destruction to habitat on which they depend and that such study MUST only be performed within a specific date frame to be deemed effective and conclusive and the study date that was performed falls outside of the recommendation for this Nocturnal Bird Species. . Our entire neighbourhood remains passionate about the preservation and protection of all species destined to be destroyed as a result of this proposal and as such Will remain steadfast to our concern and respect the expertise from the MNR on a second and Proper EIS to be performed.

Traffic flow increase and management . sidewalks , parking restrictions, etc. Miller Drive is already, currently being impacted by excessive increase in traffic flow . As your office may be aware , our street has no less than 3 "speed bumps" along it with a slew of Slow and caution signs to protect or children from being killed by speeding vehicles. We are a street void of sidewalks along the majority of it and as such ANY further development will increase the already heavy traffic flow and warrant a complete run of sidewalks from the Hwy 90 intersection and along the entirety of Miller Drive to include sidewalks along Edgehill Dr, as this traffic flow includes Edgehill , where our children must walk to and from school bus stops not to mention everyday travel to the ONLY area city park on Pringle Dr. It must also be

recognized that the limited parking and congested plan for the parking areas to service the proposed development will no doubt result in a huge presence of On Street parking from visitors and residents that cannot be accommodated within the development site. This is a dangerous situation on a street the width of Miller Drive.

**Infestation from rodents** : anyone who has lived in a country setting knows that not all species are of the "desirable" nature. I join my neighbours in valid concern for what will inevitably occur when the existing Barn and Dwellings at 152 and 156 are destroyed. We hereby request and want it noted that before any demolition of buildings is to take place, Rodent control and extermination MUST be performed because we have all seen what happens when these barns and buildings are torn down. To be blunt RATS GO RUNNING, and they take up residence in the nearest available places which will be our yards and sheds and garages. Should this happen, I and the neighbours will refer back to this noted concern and rely on the City of Barrie to then rid them from our homes and properties. Note. I've lived at 149 Miller Drive for 15 yrs and have NEVER seen anything larger than the occasional field mouse on my property and only during in the late fall. Common sense states this is precisely because rodents such as rats have other places to dwell.

#### **Trash Waste management and Snow removal**

limited space and congestion of the proposed development eliminates the ability for the City of Barrie to service that need. It leaves valid concern for how effective a private contractor will address the need for proper waste and snow removal and how many times a week will all of those resident vehicles need to be parked on street to accommodate the large trucks to execute their duties. Yet another negative and dangerous impact to current residents and our children needing to navigate that stretch to visit friends and get to school buses. As it is very reasonable to anticipate, I again ask you to answer Who / what corporation is responsible to take calls for cleanup of discarded trash from residents living within and discarding trash and furniture items beyond the development perimeter?

**Future schools for the increase of children in our neighbourhood** As this neighbourhood is already facing a lack of availability to accommodate the numbers of children of the influx of residents due to the new developments over the past 10 yrs in this school zone, there will already exist a great need for an additional school just to accommodate the 206 units already recently approved for development on Miller Drive. As a result we have already reached out

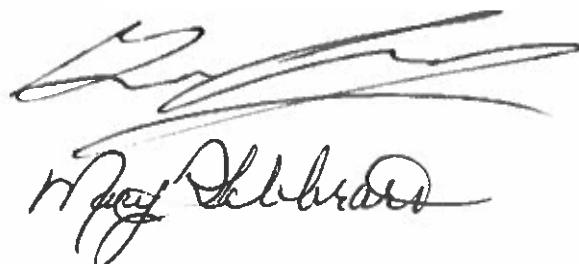
and have consulted with and received input from both the SCDCSB and SCDSB planners and trustees regarding this concern.

These are but a few of the concerns, some of which I did previously voice at the original meeting with the developers planners and yourself and I shall limit my correspondence with you to those items at this time, with an expectation that we will have the opportunity to address ALL of the added concerns and questions regarding this proposal for development.

As residents of We reside diagonally across the street from #152 and do verily believe we will be only and greatly impacted negatively through the increased financial burdens brought on by property and service/ utility impact to our properties and neighbourhood, decreased quality of life through decreased enjoyment of our neighbourhood and increased safety concerns for our families as a direct result of this proposed development. This level of intensification will have only a detrimentally impact to our lives , our home and our young family . We Thank you for your consideration of our concerns and look forward to receiving fair notice of the rescheduled meeting date to more intensely address this matter with the city of Barrie.

Respectfully yours; ; Mr and Mrs Gino and Mary Febbraro

and children.

A handwritten signature consisting of two parts. The top part is a stylized, cursive "G" and "F". The bottom part is a stylized, cursive "Mary Febbraro".