

June 21, 2019

Ms. Carlissa McLaren,
Senior Planner
The City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

Via email: carlissa.mclaren@barrie.ca

Dear Ms. McLaren:

**RE: Draft Plan of Subdivision File No. D14-1650 & D12-446, 152 & 156 Miller Drive
Innovative Planning Solutions on behalf of Park City Inc.
Our File No. PAR 36059**

TransCanada PipeLines Limited (“TransCanada”) has reviewed the amended Draft Plan materials provided and offers the following comments:

TransCanada has two high pressure natural gas pipelines within the right-of-way that crosses the subject property. TransCanada’s pipeline is subject to the jurisdiction of the National Energy Board (“NEB”). As such, certain activities must comply with the National Energy Board Act (the “Act”) and the National Energy Board Damage Prevention Regulations (the “Regulations”). The Act and the Regulations noted can be accessed from the NEB’s website at www.neb-one.gc.ca;

We request that the following development and regulatory requirements be included as conditions of Draft Plan approval:

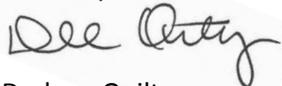
1. Written consent must be obtained from TransCanada prior to undertaking the following activities:
 - a. constructing or installing a facility across, on, along or under a TransCanada pipeline right-of-way.
 - b. conducting a ground disturbance (excavation or digging) on TransCanada’s pipeline right-of-way or within 30 meters of the centreline of TransCanada’s pipe (the “Prescribed Area”);
 - c. driving a vehicle, mobile equipment or machinery across a TransCanada pipeline right-of-way outside the travelled portion of a highway or public road; and
 - d. using any explosives within 300 meters of TransCanada’s pipeline right-of-way.

2. In addition to the written consent noted above, a locate request must to the local one-call notification centre (“One-Call Centre”) a minimum of three business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify TransCanada to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. TransCanada requests a minimum five business days’ notice for any work involving explosives.
3. The conditions, restrictions or covenants specified by TransCanada shall be registered against title in relation to the “Lands” and the plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.
4. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the owner(s) to prevent unauthorised access by heavy machinery. The fence erected must meet TransCanada’s specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
5. Permanent fencing may be required along the limits of TransCanada’s right-of-way. The fence erected must meet TransCanada’s and the municipality’s specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TransCanada 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TransCanada prior to being erected on or within 30 metres of the pipeline.
6. Storage of materials and/or equipment on TransCanada’s right-of-way is not permitted.
7. Landscaping on TransCanada’s right-of-way is to be approved in writing by TransCanada and done in accordance with TransCanada’s Guidelines:
 - TransCanada’s right-of-way is to be seeded with Canada #1 seed.
 - The Owner shall ensure a five (5) meter continuous access way is maintained over, through and within the right-of-way to facilitate access for future pipeline operation and maintenance activities.
 - No portion of trees or shrubs at the time of maturity shall be permitted to encroach within five (5) meters of the edge of the TransCanada pipeline within the right-of-way.
 - No trees or shrubs at the time of maturity that will reach a height greater than four (4) meters shall be planted within the right-of-way.
 - Tree roots must not interfere with the pipeline.
 - A minimum of five (5) meters between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs.
 - Irrigation systems are not permitted within TransCanada’s right-of-way.
8. Original depth of cover over the pipelines within TransCanada’s right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.

9. The snow collection area shall ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur.
10. Should pooling of water or erosion occur on the right-of-way as a result of any installation or landscaping, the Owner will be responsible for the remediation of the pooling or erosion to TransCanada's satisfaction.
11. Mechanical excavation within 1.5 meters of the edge of TransCanada's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
12. Any stormwater management or servicing facilities within 30 metres of the pipeline must be approved by TransCanada.
13. Lot 18 is subject to a setback for permanent structures (7m) and accessory structures (3m) as outlined in By-law 2009-141.
14. In no event shall TransCanada be held liable to the Owner respecting any loss of or damage to facilities which the Owner may suffer or incur as a result of the operations of TransCanada. The Owner shall be responsible for all costs involved in replacing any facilities damaged or removed during TransCanada's operations and shall indemnify and save harmless TransCanada from all actions, proceedings, claims, demands and costs brought against or incurred by TransCanada as a result of the presence of or damage to any facilities on the TransCanada right-of-way.
15. In the event that TransCanada's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TransCanada at once.
16. All display plans in the lot/home sales office shall identify the TransCanada pipeline right-of-way corridor within the proposed subdivision.
17. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to comment. Kindly forward a copy of the decision to the undersigned by mail or by email to dquilty@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Darlene Quilty,
Planning Co-ordinator
on behalf of TransCanada PipeLines Limited

From: Emma Perry [<mailto:eperry@nvca.on.ca>]
Sent: Monday, June 24, 2019 4:12 PM
To: Carlissa McLaren <Carlissa.McLaren@barrie.ca>
Cc: Darren Vella <dvella@ipsconsultinginc.com>
Subject: 152 & 156 Miller Drive - COB File No. D12-446 & D14-1650

Hi Carlissa,

Thank you for the opportunity to provide preliminary comments on the proposed Plan of Subdivision on the property located at 152 & 156 Miller Drive in the City of Barrie. For the purposes of the Public Meeting scheduled for Wednesday June 26th, 2019, the NVCA offers the following summary of our preliminary review on the proposed development.

The NVCA mapping for the property illustrates wetland features located at the north end of the property as well as the tip of the most south-western corner of the property. Due to the presence of these features, the subject property is almost entirely regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property.

Through previous communication, the NVCA had agreed to consider wetland compensation for feature loss based on the findings of an Environmental Impact Statement (EIS) submitted in support of the development. The applicant has provided the EIS which has been reviewed by NVCA Ecology staff. The development as proposed would necessitate removal/encroachment into the two distinct wetland features on the subject site, herein identified as the north wetland feature - SWDM4-5, and the south wetland feature - SWTM3. Based on the findings of the EIS submitted, the NVCA will consider compensation for wetland loss on the southern wetland feature. As the EIS provided evidence of amphibian breeding habitat, presence of potential roosting habitat for Endangered species of bats and foraging habitat for the Threatened Eastern Whip-poor-whil (EWPW), the NVCA will recommend that the applicant revise the concept plan to retain the north wetland feature.

NVCA Engineering staff have identified the need for further technical study related to geotechnical considerations and erosion and sediment control. Full comments from all departments will be provided under separate cover once the plans have been finalized and fees have been paid.

These comments should be considered preliminary in nature. We require additional information in order to complete our review and additional comments will be provided in the future. NVCA staff appreciates the opportunity to provide input at this stage in the process. Should you require any further information, please feel free to contact the undersigned.

Sincerely,

Emma Perry | Planner II

Nottawasaga Valley Conservation Authority
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Assistant: Audrey Richardson
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audreyr@hgrgp.ca

June 21, 2019

City of Barrie, Clerk's Office
70 Collier Street
Barrie, Ontario

Attention: Wendy Cooke

Dear Sirs/Mesdames:

Re: Georgian Drive Secondary Plan: Application to Amend Zoning By-Law and Official Plan
Amendment: 290, 294, 298 & 302 Georgian Dr. Barrie

I am escrow agent for Georgian Glen Limited and Crisdawn Construction Limited in connection with the Cost Sharing Agreement dated June 2000 and cost sharing obligations arising out of the Cost Sharing Agreement which, along with the City's Official Plan, govern the cost sharing arrangements for the Georgian Drive Secondary Planning Area.

On behalf of Georgian Glen and Crisdawn, I request that before the above-noted property of TDM-Atria Corporation (and, in particular, 290, 294, 298 and 302 Georgian Drive) is granted the requested zoning amendment and development approval, its Owner contribute its fair share of development costs for services installed by Georgian Glen and/or Crisdawn, all in accordance with the Cost Sharing Agreement and the Official Plan. Further, we ask that a condition of draft plan approval require that "Prior to Development Approval, a Clearance Letter shall be provided by the Escrow Agent of the Georgian Drive Cost Sharing Agreement stating that the Owner has fulfilled its obligations arising out of that Agreement and the Official Plan."

I also request notice of Council's decision with respect to this Application for Zoning Amendment.

Yours very truly,

HGR Graham Partners LLP

Per:

George G. Cameron

/amr

Cc Stephen Sharf, Georgian Glen
Hugh Johnston, Crisdawn
Mark Yarranton, KLM