

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

From: Loni

Sent: Wednesday, July 08, 2020 3:01 PM

To: Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>

Subject: 521 huronia

Hello My name is Loni Eldridge we purchased our house 16 years ago with the sole purchase of not having back neighbours and having Forrest as our scenic view , over the years here we have seen many animals deers and offsprings, ground hogs , thousands of birds, raccoons and other little species of animals.

1) what are the purposes plans on keeping our woodland creatures safe ?? And not homeless??

2)what's going to happen to the value of my property??

3)Who helps cover the cost of our losses because of this townhouse subdivision???

My privacy will be gone considering these units will be 4 storeys high !

4) what happens to the increased traffic on Huronia as well as Loon Ave considering this is our main entrance to our subdivision with out being put out of another ten minute drive around to Loon ave and Big Bay Point

5) how can we protest not to build ?? Signed petition?? Picket lines??

Thank you for listening and taking the time , look forward to the meeting and getting answers

Loni

**From:** Kristina Pemberton  
**Sent:** Friday, July 10, 2020 11:29 AM  
**To:** Celeste Kitsemety <[Celeste.Kitsemety@barrie.ca](mailto:Celeste.Kitsemety@barrie.ca)>  
**Subject:** Ward 9 - 521 Huronia Road Proposed Development Feedback

Hi Celeste,

I was unable to attend the zoom meeting on Wednesday to listen in and provide feedback on the project. I am writing to you today to voice some community and environmental concerns around the removal of the green space behind the homes on Loon Avenue.

1. **The wildlife habitat/animals** residing within the proposed development area, the close proximity to a wetland and the tree surface area covering it all, are all important factors that do not identify this section to be considered a significant woodland.
2. **Endangered Bat Species:** We see bats swooping down at dusk and with the known endangered bats in Barrie, this could potentially destroy their natural habitats. Do you have a report/plan on these bats and where they will go if you destroy their habitat? Will there be any further investigation into this?
3. **Depreciation of Home Value:** Upon development of this proposed project, the depreciation of home value will decrease throughout the community (especially those living in close proximity or backing onto wooded area). Is the city of Barrie willing to provide the home owners the difference in valuation upon sales of these properties?
4. **Safety Risk:** With a proposed development of a road behind the properties on Loon Ave, this identifies safety risks as there will now be a road in front and behind the houses (the influx of roads and traffic in the area). This area has a young family population and there are children everywhere. We already have big issues with drivers speeding on Loon, Gadwall & Widgeon (regardless of the speed bumps). Having this additional road directly behind the homes will welcome the same issues and unwanted influx of traffic.
5. **Animal infestations:** If you've ever had to call a critter removal service, you will know it is not cheap. Just recently, the woodland removal of one of the commercial properties off of Huronia caused an influx of animal infestations. Many residents have had to evict unwanted guests from their homes, myself included. With residential properties in the area, there will be many forms of wildlife that will seek refuge in the properties in close proximity or backing onto the wooded area. Is the City of Barrie prepared to cover the cost of removals of said infestations? With the current financial climate and considering that it will likely get worse, this will be a huge burden on residents financially.
6. **Construction Disturbance and Dust Particles:** Considering this is one of many proposed developments in this area and the close proximity to the residential areas, the noise

disturbances, the dust particles and close proximity to the homes on Loon Avenue would surface many issues correlated to that.

7. **Eye sore:** This is following in line with the depreciation of home value, instead of backing onto a woodland, there will now be lines of townhouses and large (some as high as 3-4 levels) "stack and pack" style buildings in view. Many residents have chosen this area due to the forests, nature and animals in the area. They have paid a premium on their homes because of these options.
8. **Environmental impact during construction:** How will you guarantee cleanliness and prevent contamination to the marsh/neighbouring woodland areas?
9. **Increased Noise:** With a road being right behind and right in front of the properties on Loon Ave, traffic noise will increase. Residents will need to invest their own money for a fence facing the back, as many have either no fencing or chain link fences facing the wooded area (as there is no need for noise cancellation). What is the city of Barrie's plan for noise cancelling?
10. **Request for revision to the amount of greenspace between the houses that back onto the the woodland area and the road on the other side:** If there must be a compromise, in my opinion I would reduce the amount of development that is in close proximity to the homes and our residential subdivision, and keep a large section of wooded area between the next road/homes being built. This will decrease the amount of homes you will be able to develop but may create less destruction to the neighbouring forests, keep home values at their deserved value, keep a certain level of safety risks at bay, decrease/prevent disruption and keep the traffic reduction to a minimum in both areas. Not only that, it would increase the value of the new homes in the new development that would also back onto a wooded area providing more income potential to the developer (or can slightly offset the loss of some of the developments that would normally be in the greenspace).

I appreciate the time you took to read this email. If you were not the correct person to review my feedback and concerns, could you kindly forward this off to those responsible for reviewing feedback/concerns. I also ask if you could let me know if there will be any future meetings or discussions about this.

Thank you,

Kristina Pemberton

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July 22, 2020

Celeste Kitsemetry  
Senior Planner  
Development Services  
City of Barrie  
70 Collier Street  
P.O. Box 400  
Barrie, ON, L4M 4T5

FILE NO's.: D09-OPA082, D14-1700

Dear Ms. Kitsemetry:

PROPOSED OFFICIAL PLAN AMENDMENT &  
ZONING BY-LAW AMENDMENT  
HURONIA BARRIE LAND INC.  
521 HURONIA ROAD  
CITY OF BARRIE

Thank you for circulating notification with respect to applications for Official Plan Amendment and Zoning By-law Amendment for the lands known municipally as 521 Huronia Road in Barrie. The submitted applications are to facilitate the development of a 1.3ha portion of the subject property for residential use. The proposed concept includes 104 residential townhouse units.

Planning staff have no objection to this development. Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.
- Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.
- Once the Subdivision Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.

- Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read "Nick Gooding".

Nick Gooding  
Planner