



Sent via e-mail: Rachel.Mulholland@Barrie.ca

August 14, 2024

Municipal File No: D30-009-2024
LSRCA File No.: ZO-81443-071524

Rachel Mulholland
Planner
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Dear Mrs. Mulholland:

Re: Application for Zoning By-law Amendment, 242 Edgehill Drive, City of Barrie

LSRCA staff have reviewed the above-noted application for Zoning By-law Amendment. We understand the purpose and effect of this application is to permit the development of three (3) new residential townhouse units.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Functional Serving Report prepared by Tatham Engineering, dated January 26, 2024.
- Planning Justification Report prepared by Innovative Planning Solutions, dated February 2024.

Staff have reviewed the application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24. LSRCA will also be providing comments as per our MOU with the City of Barrie. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Recommendation

LSRCA has no objection to the passing of this Zoning By-law Amendment.

Site Characteristics

Existing mapping indicates that the subject lands are not within an area governed by Ontario Regulation 41/024 under the *Conservation Authorities Act*.

- The subject lands are currently designated ‘Neighbourhood Area’ in Schedule A Land Use of Barrie’s Official Plan.
- The subject lands are currently zoned part Residential Single Detached Dwelling Second Density (R2) in Zoning By-law 2009-141.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the PPS. The subject lands are not within the vicinity of any hazard lands and therefore the proposal is consistent with Section 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands.

Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. The subject lands are not within a regulated area and therefore no permits from LSRCA are required.

Summary

The proposal is consistent with the natural hazard policies of the PPS, and in conformity with the Lake Simcoe Protection Plan. LSRCA has no objections to the passing of this Zoning By-law Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Filson". The signature is fluid and cursive, with the first name being more prominent.

Shawn Filson
Planner 2, Planning and Development