



**Lake Simcoe  
Region  
Conservation  
Authority**



Proud Winner  
of the 2009  
International  
Thiess Riverprize

February 2, 2011

\* By email only \*

Celeste Terry, MCIP, RPP  
Project Manager  
City of Barrie  
70 Collier Street, Box 400  
Barrie, Ontario  
L4M 4T5

Dear Ms. Terry:

Subject: Draft Plan of Subdivision and Zoning By-Law Amendment  
Your File: D14-1500 and D12-395 (Ferndale Meadows Inc.)  
190-196 Ardagh Road  
City of Barrie

Thank you for consulting with the Lake Simcoe Region Conservation Authority (LSRCA) with regard to the proposed draft plan of subdivision and related zoning by-law amendment applications. The LSRCA has reviewed these applications in the following context:

- ✓ Provincial Policy Statement
- ✓ Lake Simcoe Protection Plan
- ✓ Growth Plan for the Greater Golden Horseshoe
- ✓ City Official Plan

**Provincial Policy Statement (PPS)**

As you may be aware, a tributary of Hotchkiss Creek traverses the subject property. This watercourse emanates from a piped system and flows as a ditch-like feature for ~150m until it discharges into a storm water catch-basin. While it is recognized that this watercourse may be classified as "indirect" fish habitat (to be verified through additional field assessment) according to the environmental consultant's report, approval from Fisheries and Oceans Canada (FOC) will be required to enclose this feature.



Draft Plan of Subdivision and Rezoning Applications – 190-196 Ardagh Road

February 2, 2011

Page 2

On this basis, the Planning Justification Report should be amended accordingly to recognize that approval from FOC through the LSRCA's permit process will be required in accordance with Policy 2.1.5 of the PPS. It should be noted that compensation may be required through the permit process for any fish habitat loss. The Fisheries Assessment (December 1, 2010) undertaken by Azimuth Environmental Consulting should also recognize this permit and approvals requirement.

#### Lake Simcoe Protection Plan

As you know, the Lake Simcoe Protection Plan is in force and effect within the Lake Simcoe watershed jurisdiction. As a result, the Planning Justification Report must include a section on this provincial plan in addition to the other provincial and local plans and policies. Accordingly, the Justification Report should be amended in order to demonstrate how the applicable Designated Policies (DP) of the Protection Plan have been met. For example, DP 4.8 to 4.11 of the Plan related to storm water management must be met.

If you have any further comments with regard to the above, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles F. Burgess".

Charles F. Burgess, MCIP, RPP  
Senior Planning Coordinator

/cfb

Copy: City of Barrie, Laura Johnston  
IPS, Greg Barker  
LSRCA, Ashlea Rabideau