



**Nottawasaga Valley  
Conservation Authority**

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21 March 2016

Ms. Carlissa McLaren, MCIP, RPP  
City of Barrie  
Planning Department  
70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

Dear Ms. McLaren

**Re: 233 Ardagh Road  
Part of Lot 4, Concession 13, City of Barrie  
City File # D14-1581 and D09-OPA-048  
(NVCA ID# 13123)**

NVCA staff has received the above noted applications to amend the Official Plan and Zoning By-law and understands that the proposal has been revised to reflect comments received at the Neighbourhood meeting and from City of Barrie Staff. The updated plan proposed 268 residential units in total, 112 condominium units in an eight-storey apartment building, 120 units in three four-storey buildings along with 36 stacked townhouse units.

NVCA staff has reviewed the information presented in:

- Gerrits Engineering., *Functional Servicing Report, Plan of Proposed Residential Condominium Hedbern Development Corporation*, dated November 2015
- Email correspondence between Azimuth Environmental Consulting and NVCA staff dated November 18, 2015

NVCA staff has previously reviewed the information presented in:

- Innovative Planning Solutions *Site Plan Part of Lot 4 & 5 Concession 13 City of Barrie* dated 5 August 2015.
- WMI., *400 and 430 Ferndale Drive Residential Development Functional Servicing and SWM Report* dated January 2015;
- Azimuth Environmental Consulting Inc., *Scoped Environmental Impact Study, 30 Ferndale Drive South*, dated January 2015;
- Gerrits Engineering., *Functional Servicing Report, Plan of Proposed Residential Condominium Hedbern Development Corporation*, dated October 2014;
- Terraprobe, *Geotechnical Investigation Proposed Residential Townhouse Retirement Community*, dated 8 December 2005

- Azimuth Environmental Consulting Inc., Environmental Impact Study, 233 Ardagh Road, Part Lot 4, Conc. 13, dated July 2014;
- Azimuth Environmental Consulting Inc., Environmental Impact Study, 233 Ardagh Road, Part Lot 4, Conc. 13, dated January 2007;
- Azimuth Environmental Consulting Inc., Environmental Impact Study, 233 Ardagh Road, Part Lot 4, Conc. 13, dated October 2006.

## ENGINEERING

1. It does not appear that our previous engineering comments as outlined in our letter dated April 1, 2015 have been addressed. NVCA staff has contacted the consulting engineer for the applicant directly on this matter.

## ECOLOGY

Discussions have taken place between NVCA staff and the environmental consultant for the applicant. In this regard an email has been provided by the consultant addressing the NVCA comments provided in our letter to the City of Barrie dated April 1, 2015. For ease of reference, we have maintained the same numbering of the comments in the above noted letter, the consultant response is noted as such and provided in *red italic* font, NVCA's comment on the response is in purple and clearly labelled:

11. NVCA staff concurs with the 2014 EIS that the key natural heritage priority is to transmit the spring discharge – and possibly sub-foundation groundwater sources – from the head of the pond to Ardagh Road.

*Consultant Response: Comment, no action required.*

NVCA comment to response: Agreed

12. During a site walk March 31, 2015 NVCA staff reviewed the riparian forest between the pond berm and Ardagh Road. This is a small feature (0.24 ha) and, aside from conveying the headwater tributary downstream of the pond, has no significant natural heritage function. Based on this assessment, NVCA staff would not object to the partial filling of this feature (retaining storm outlet as an open feature with vegetated slopes) which could occur without negatively impacting significant natural heritage features/functions.

*Consultant Response: Comment, no action required.*

NVCA comment to response: Agreed

13. A regionally rare sedge (*Carex atherodes*) was identified along the south shore of the pond in the 2007 EIS. This sedge should be salvaged and transplanted in suitable substrate along the edge of the proposed stormwater pond.

*Consultant Response: Plant can be salvaged and relocated prior to construction, location to be confirmed with NVCA, no further study/action required for Official Plan or zoning amendments.*

NVCA comment to response: The salvage/transplant issue can be dealt with through the detailed design stage, and illustrated on the planting plan for the stormwater facility.

14. The 2014 EIS notes that *Rubus odoratus* had been removed from the site; however, NVCA staff observed this species and noted it to Azimuth staff in August 2013. This species is considered regionally rare (similar to *Carex atherodes*). A salvage and transplant plan for this species is required as part of mitigation.

*Consultant Response: Plant can be salvaged and relocated prior to construction, location to be confirmed with NVCA, no further study/action required for Official Plan or zoning amendments.*

NVCA comment to response: The salvage/transplant issue can be dealt with through detailed design (site planning stage).

15. The east branch of Bear Creek downstream of the property provides habitat for resident brook trout. Stormwater management on this property should consider/implement all practical LID techniques to minimize stormwater runoff. Thermal mitigation to minimize thermal impacts associated with the pond/stormwater pond must be considered/incorporated into pond design.

*Consultant response: Stormwater management design to include thermal mitigation, best management practices to minimize thermal impacts, no further study/action required for Official Plan or zoning amendments.*

NVCA comment to response: Low Impact Development measures are required to meet Natural Heritage objectives, and as such should be incorporated where feasible. More information will be required in this regard through detailed design (site planning stage).

16. NVCA staff disagrees with the statement that the emergent marsh function was solely associated with pond construction (2014 EIS, Section 6.4.2 - Emergent Marsh). The permanent spring/seepage at the upstream (south) end of the pond supports marsh habitats that are unassociated with the pond. The pond no doubt flooded portions of marsh habitats associated with these springs/seepages.

*Consultant Response: Comment, no action required.*

NVCA comment to response: Agreed

17. Section 6.5 of the 2014 EIS notes that a Species at Risk screening of the property is underway. Please provide a copy of these results once available in order to confirm that SAR issues have been addressed to MNR satisfaction.

*Consultant Response: Species at Risk screening to be completed.*

NVCA comment to response: NVCA staff looks forward to receiving a copy of Ministry of Natural Resources and Forestry correspondence in this regard.

18. Tree clearing should be avoided between April 15 and July 31 to be consistent with the Migratory Birds Convention Act.

*Consultant Response: Comment, no action required no further study/action required for Official Plan or zoning amendments.*

NVCA comment to response: Agreed

19. The mitigation measures identified in Section 7 of the 2007 and 2014 report, in combination with other mitigation measures identified above, should be carried through and implemented through the remainder of the planning and construction process.

*Consultant Response: Comment for incorporation in draft plan, no action required no further study/action required for Official Plan or zoning amendments.*

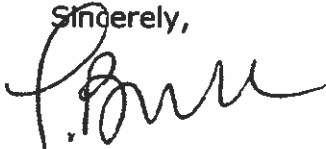
NVCA comment to response: As noted in original comment, all mitigation measures outlined should be carried through and implemented through the remainder of the planning and construction process.

## **CONCLUSION**

NVCA staff requires additional information in order to complete our review of the proposed applications and additional comments may be provided in the future. We note that these comments are related to this submission and the information provided within this submission.

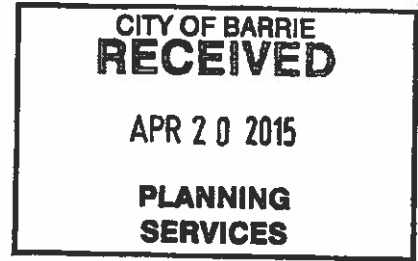
We look forward to continuing our review on this project and trust these comments are of assistance. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Lee J. Bull, MCIP, RPP  
Manager, Planning Services

c: Mr. Gregory Barker, Innovative Planning Solutions  
Mr. Paul Neals, Azimuth Environmental Consulting Inc.



April 2015

To: BARRIE CITY COUNCIL  
MICHAEL PROWSE  
THE PLANNING DEPT., CITY OF BARRIE

We the undersigned strongly disagree with the rezoning of the proposed 244 unit development at the southwest corner of Ferndale Drive and Ardagh Rd. from low density to high density.

The proposed development would impact the existing community, school, traffic, the environment and the drainage from the surrounding hills.

We are also concerned that the decision if passed by council will set a precedent for other vacant land in the area to be designated high density.

We would like to see wider buffer zones with retention of existing growth.

We believe in the Barrie City Motto which states: PEOPLE MAKE THE CITY.

We undersigned are the people who make this City, many paying property taxes for last 10-20 years. Please show us that you stand for this Motto and care about those already here who will be affected by such a large development.

From;

The Ardagh Road and Ferndale Drive Community of 141 undersigned

Please note that Petition was received on April 20, 2015 signed by 141 individuals

## Petition to Oppose Re Zoning of land at Ardagh and Ferndale

Petition summary and background:	Hedbern Development Corp has applied to change the zoning by law (from low density to high density) to build 4 large apartment buildings on the forested property at Ardagh and Ferndale. They want to cut down the forest, effecting the wildlife, driving down property values and stressing the current infrastructure.
Action petitioned for:	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the re zoning of the property to high density, We want to directly appeal to Ward 6 councillor Michael Prowse, and the City of Barrie town council to take action and not allow the zoning change. (Enter action item(s) for which you are petitioning)

Printed name	Signature	Address	E-Mail	Date
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Corey Tyhurst, Homeowner & Taxpayer

**ATTN: Stephen Naylor, Director of Planning Services**

**RE: Official Planning and Zoning By-law Amendment Applications- 233 Ardagh Road, Barrie**

CC: Carlissa McLaren, Development Planner; Jeff Lehman, Mayor of Barrie; Michael Prowse, Ward 6 Councillor

City of Barrie, P.O. Box 400

Barrie, ON L4M 4T5

To Whom it May Concern,

This letter formally states my position and potential concerns with File D09-OPA048 and File D14-1581; Official Planning and Zoning By-law Amendment Applications- 233 Ardagh Road, Barrie submitted by Innovative Planning Solutions on behalf of the Hedburn Development Corp. This letter is written with only the background knowledge provided by the two notices I received in the mail on the week of February 2, 2015. I look forward to learning more details about these applications, but am unable to attend the public meeting on Feb 13, 2015 in person.

I do feel the need to qualify that my concerns are both as a local homeowner with personal finances to consider, in addition to a taxpaying citizen of the City of Barrie who cares deeply about the economic success, social fabric, and natural beauty of this fine city and the communities surrounding Ardagh Bluffs. I am also a strong supporter of individual property rights, subject to ensuring that those rights do not impose on others individual rights.

I reserve the right to further clarify my position as I learn more about the details of this proposal, and become more knowledgeable about the process and by-laws governing the process.

Please do reach out if there is anything that I am misunderstanding at this point, as I would prefer to work off of complete information. I also wish to be included in future updates and copies of the public records that are released in relation to this development.

Sincerely,

Corey Tyhurst

**Regarding The Change From "Future Urban" to "Residential Area" With the City's Official Plan:**

I currently have no issues with this proposed change. It is clear that the land has always been intended for Residential use at some point when the city's growth required it.

**Regarding the Following:**

**1- Change in the Ardagh Secondary Plan from "Environmental Protection and Low Density Residential" to "High Density Residential"**

**2- Change in the Zoning from "Agricultural (A)" to "Residential Apartment Dwelling First Density-3 with Special Provisions RA1-3 (SP)"**

I am VERY concerned about both of these changes as is not consistent with the "Intensification Map Schedule A" ([http://www.barrie.ca/City%20Hall/growth/Documents/IntensificationMapScheduleA\\_2009.pdf](http://www.barrie.ca/City%20Hall/growth/Documents/IntensificationMapScheduleA_2009.pdf)) and would be a significant strategy shift within the Ardagh Secondary plan resulting in decreased property values for homeowners in the immediate vicinity and a potential to put undue burden on already stretched infrastructure such as roads, in addition to increased pollution of natural runoff from Environmentally Protected Land.

My understanding of the Intensification studies commissioned in 2009 were to set out a sustainable strategy of corridors of where intensification would be of most benefit to the city and it's residents. According to the results of these studies and subsequent map of intensification corridors mentioned above, Ferndale and Ardagh road was not one of the corridors or primary nodes identified for intensification.

**Concern #1- Property Value:** I purchased my property in this area under the impression that the neighbourhood would remain as a low density neighbourhood; and subsequently paid a corresponding market value for that. I am very concerned that the value of my home (and other in the immediate vicinity) will be negatively impacted by allowing High Density residential units almost immediately in our backyards. This devaluation will come via increased traffic, noise, and loss of privacy. Given this concern, I must ask; What is the value of doing intensification studies and determining intensification corridors if they are not to be followed?

**Concern #2- Infrastructure Stress:** The intersection of Ardagh and Ferndale is already very busy, and I would argue very dangerous. In the summer of 2013 alone, I witnessed two car crashes that required police, ambulance, and fire response. Given that the Ardagh Secondary Plan and current Zoning does not account for High Density Building, I am very concerned that these issues will accelerate if the zoning is changed to High Density.

**Concern #3- Increased Pollution of Runoff from Environmentally Protected Land:** I would assume that there is a reason this land was originally designated "Environmental Protection and Low Density Residential" in the Ardagh Secondary plan. It is very likely that as part of the environmental assessment, it was noted that 233 Ardagh road is a direct natural runoff of water from the Environmentally Protected area of Ardagh Bluffs. In order to ensure this runoff continues to be as natural and free flowing as possible, Low Density Residential would be the maximum that the area could support without substantial abatement techniques. Once it is zoned higher density than the land can support, there is no going back.

**Given these concerns, I would kindly ask the city of Barrie to strongly consider if this property is truly suited for High Density residential, given that previous stakeholders had categorized it as "Environmentally Protected and Low Density Residential".**

**Regarding the Draft Plans of the Development (Based on Drawing Accompanied By Letter From City of Barrie):**

I would assume that these drawings are compliant with the proposed zoning amendments addressed above. Given this, I will focus the remainder of my position and concern letter on the actual design of the development itself instead of the specific zoning implications, although I do realize that the two topics are closely related.

I am VERY concerned about the drawing that was provided of the proposed development. My concerns are that the development will disproportionately impact the house value of a small number of properties on Ferndale Drive South



(including my own), unnecessarily reduce the number of trees and natural area in the community (and therefore privacy), and will be a potential eyesore to neighbours vs. their current status.

Concern #1- Disproportionate Property Value Impact: According to the current drawing, the majority of homes on the West Side of Ferndale Drive South will have 15 metres of space between their property line and the back walls of the carriage houses. However, the 10 or so properties on the southwest side of Ferndale Drive Road South (including my own home) will be disproportionately impacted negatively due to the parking lot for Building #5 which only has 5.88 Meters between our property line and the parking lot. As of the publishing of this drawing and proposal, my property has become less desirable vs. the majority of properties on my street. I do think there are ways to solve this issue, such as squaring off the parking lot to be in line with the back of the carriage houses, at 15 Meters from my property line.

Concern #2- Unnecessary removal of trees: When I first reviewed the drawing, my initial thought was "Well- At least there will be 15 Meters of trees between the current houses and the proposed carriage houses." But then I looked closer. According to this plan, the entire tree lot will be cleared and replaced with "Landscaped open space". So the property will go from a natural haven where nature takes its course, to green lawn that requires constant maintenance, fertilizer, and water. In addition to this environmental issue, the removal of trees will also reduce the privacy and natural sound barrier for both the current residents of Ferndale Dr. South, as well as the new residents of the carriage houses. This begs the question, why can the nature trail actually be cut through nature itself, leaving the trees around the perimeter of the property intact? This will leave some natural space, increase privacy for many residents, reduce traffic noise, reduce maintenance costs, and take advantage of the natural beauty that the property already has to offer.

Concern #3- Potential Eyesore: While an "eyesore" is definitely a subjective term, I will use the dictionary's definition: "a thing that is very ugly, especially a building that disfigures a landscape." I use this term because today, as I stand on my back porch I see trees, fresh snow on the ground, and animal prints from 233 Ardagh's inhabitants. However, when I envision what this development will do to the forest, it falls under disfigurement. The 10 storey and 6 story buildings will tower over the current tree line, and with those trees removed, will appear as mountains standing alone on a barren landscape. There are many new developments in the area, including the "Manhattan" development by Pratt Homes on Ferndale Drive South near Tiffin Street are only 4 Stories. I would submit that 10 story and 6 story buildings surrounding 2 story buildings will be an eyesore by anyone's account.

Given these concerns, I would kindly ask the City of Barrie to ask themselves the following questions when considering this development AND the zoning decisions that would allow a development like this:

1- How can we ensure that proposed development plans are not impacting some homeowners disproportionately over others when there are clear solutions and alternatives to avoiding this unequal treatment.

2- How can we encourage (or require) developers to embrace the natural beauty of our city and of lands that are directly connected to environmentally protected land such as Ardagh Bluffs?

3- How can we ensure that we are enforcing the reasonable guidelines we have in place (city and community master plans) to grow our city sustainably while ensuring current homeowners in the area are not negatively impacted?

Thank you for taking the time to read my position and concerns as they currently stand.

Sincerely,

Corey Tyhurst, Owner and Taxpayer

Mr. Stephen Naylor  
Director of Planning Services,  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

1 February 2015

Dear Sir,

Please note that as a resident directly affected by this outrageous application by the Developer Hedbern to change land zoned as Low Density Residential / Agricultural, and above all "Environmentally Protected" to HIGH DENSITY RESIDENTIAL is totally unacceptable.

As a taxpaying resident of Barrie who purchased this property on the basis of backing onto an almost park like setting of land zoned as agricultural / environmentally protected you can rest assured I intend to fully oppose this change.

The proposed TEN storey apartment building and SIX storey apartment blocks proposed on the currently thickly wooded and environmentally protected land will quite literally "tower" over the current low density homes in this area, and drive not only property values down but also drive the proverbial "coach and horses" through the phrase "Environmentally Protected"

Please note I will be making my Ward 6 Councillor Michael Prowse and MP (both Provincial and Federal) fully aware of this totally unacceptable attempt at rezoning by the City and Developer and the loss of Environmentally Protected land.



Lyndon R.B. Meredith.



Development & Municipal Services Control Centre  
Floor 5, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2  
Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
Fax: 416-296-0520

May 19, 2015

City of Barrie  
Planning Dept.  
P.O. Box 400, 70 Collier Street  
Barrie, ON  
L4M 4T5

Attention: Stephen Naylor

Dear Sir/Madam:

RE: Official Plan Amendment and Zoning By-Law Amendment Application  
Location: 233 Ardagh Rd.  
Your File No: D09-OPA048, D14-1581  
Bell File No: 50795

Thank you for your letter of January 26, 2015 requesting comments on the above-referenced application(s).

A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

Lina Raffoul,  
Manager - Development & Municipal Services, ON

**From:** John Frezza  
**[Sent:** Sunday, February 15, 2015 2:56 PM  
**To:** Carlissa McLaren; Michael Prowse  
**Cc**  
**Subject:** \*\*\* CORRECTOR \*\*\* Proposed Development - Ardagh Road

Good day Carlissa and Michael:

Reference ward 6 meeting held on February 11, 2015 concerning the applications for Official Plan and Zoning By-law Amendments for the property located at 233 Ardagh Road (south side of Ardagh Road, west of Ferndale Drive South). To permit the development of:

244 multiple residential units in the form of:

- one – ten (10 storey apartment building);
- four – six (6) storey apartment buildings; and,
- five - four (4) fourplex's (stacked townhouses units)

Many valid points in opposition to the purposed project where raised and I shall not repeat them.

This email, in point form, will serve to briefly provide feedback in relation to this topic and general observations concerning home owners in the area for your awareness.

1. The strategy of a having lively debate such as that which ensued over the ten story and 6 story apartment buildings is a strategy commonly used by developers. The purpose of which is to:
  - a.
    - Show the developer made concessions;
    - Provide the city a means to show it did not grant a card Blanche to the developer; and,
    - Provide concerned individuals a sense of a partially win.
  - b. Applications from Developers intentionally include changes in zoning By-laws which they never intent to pursue or pursue and provide segue in future applications once the initial application has been approved and initial construction completed.
2. Living on Sedgewood Way, I have self-seeking reasons to oppose any rezoning of lands to permit the construction of 10, 6 or 4 story buildings. Notwithstanding it will destroy the established architecture of the area, and other negative aspects.

If the proposed development is granted by the city, then it will be only a matter of time before the same fate falls onto the property located at 257 Ardagh, depicted in yellow below. This land runs perpendicular to Ardagh all the way up Sedgewood Way, and owned by one individual.

3. Further let's not lose sight of the tree line located further down on Ardagh Road – see photo 2. Is this going to be rezoned for apartments and/or multi story buildings?
4. Similarly, with the third picture - on the right the excavation has been refilled. Was this earmarked for multi story buildings?

5. Despite the legal requirement of the number of individuals to be notified, or the fact the city doubled the notification set by law, it is requested the city fully undertake to ensure a broad means of notification is taken. Avenues such as, royal mail, local TV news, and newspapers etc.

**Composition of the home owners in area of concern:**

- a. Spring cleanup – it is **not** uncommon to see proud homeowner’s walk along Ardagh road, garbage bag in hand, picking up debris. Only to see this scenario repeated once schools close for the summer.
- b. Conscious minded homeowners, living off of Ardagh road, utilizing their sit-on grass mower cutting the grass on Ardagh road boulevard.

In conclusion, it is being requested that the City not only be concerned with revenues but also with the valid points already addressed at the meeting, notwithstanding any studies already undertaken and the overall architecture of the area.

For Michael Prowse, would appreciate being notified of all dates/timings when this topic will be addressed in council meetings.

Your attention and consideration into this matter is appreciated.

John

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2



3



**From:** peterlynn

**Date:** January 30, 2015 at 10:10:00 AM CST

**To:** !

**Subject:** Proposed rezoning and project at 233 Ardagh Road

Dear Michael Prowse

I wish to make you aware of a number of strong objections that I have with regard to the proposed development and changes to the official plan and zoning By-law amendment application-233 Armagh Road, Barrie. As an immediate neighbour to the site of the proposed development, I view the proposed development will have a serious impact on my standard of living. My current and specific objections are as follows

1. I believe the proposed development does not respect the local context and street pattern or, in particular, the scale and proportions of the surrounding neighbourhood, and would be entirely out of the character of the area, to the detriment of the local environment.
2. The proposed plan of development would result in an unacceptable loss of privacy, adversely affecting the amenities enjoyed by the occupier of the adjacent dwelling houses and or neighbouring properties.
3. The proposed development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact.
4. The site access proposals will create conflicts between pedestrians, cyclists and vehicular movements, thereby creating a safety hazard.
5. The proposed plan, by reason of its size and siting, represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties and the neighbourhood, by reason of an overbearing effect.
6. The site is located in a predominantly residential area where occupiers could be reasonably expect a level of amenity concurrent with the property. The use of the property introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity.
7. The proposed development and construction possibly would have a negative impact on the current environment and potential green space development.
8. The proposed development will have a potentially impact on neighbouring shading and sun loss.
9. The proposed development potentially could have a negative impact to security and safety of the neighbourhood.
10. The proposed development potentially could have a negative impact to our current schools in the area.
11. The proposed development potentially could have a negative impact to our sewer and water system.

In closing I am opposed to the current, amendment and proposed development.

Sincerely, John and Lynn Martin

CITY OF BARRIE  
**RECEIVED**

FEB 05 2015

PLANNING  
SERVICES

Dear Mr. Stephen Naylor,

I would be exstremly upset,  
if the subject lands currently  
designated LOW DENSITY are  
changed to HIGH DENSITY.

They are Environmentally Protected  
by Law

So therefore I am hoping  
and praying the law  
stands for something here  
in this city of Barrie, where  
I have enjoyed living for the  
last 30+ years.

Yours Sincerely,  
Mary Meredith.





**Date:** February 20, 2015

**Attention:** Carlissa McLaren

**RE:** Request for Comments

**File No.:** D14-1581 & D09-OPA048

**Related Files:**

**Applicant:** The Hedbern Development Corporation

**Location:** 233 Ardagh Road, Barrie



## COMMENTS: (By Fax Only)

- We have reviewed the Proposal and have no comments or objections to its approval.
- We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.
- We have reviewed the proposal and have the following concerns (attached below)
- We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

PowerStream has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an "Offer to Connect" which will specify all the details and the responsibilities of each party. Once the "Offer to Connect" is signed and full payment received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.



## COMMENTS: (By Fax Only)

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.

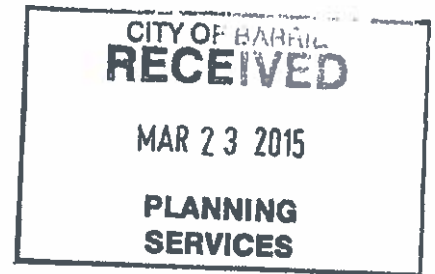
Regards,

Mr. Stephen Cranley  
Supervisor, Subdivisions & New Services  
*Phone:* 705-241-7950 ext. 31297  
*Fax:* 905-532-4401  
*E-mail:* [stephen.cranley@powerstream.ca](mailto:stephen.cranley@powerstream.ca)

**Subdivision Application Information Form is available by calling 905-417-6900 x31297**

Kavel & Jane Cermak

Stephen Naylor  
Director of Planning Services  
City of Barrie, P.O. Box 400  
Barrie, ON L4M 4T5



March 11, 2015

Dear Sir,

We have been unable to attend in February 11, 2015, meeting at St. Catherine of Siena School at 111 Summerset Dr., regarding the official Plan and Zoning By-law Amendment applications for rezone the lands located at 233 Ardagh Rd.

We would like to present here our opposition and disagreement with proposed high density development at above address.

We strongly believe that Low density should apply here, since all housing surrounding this development are single dwellings or townhouses. This high density development would negatively impact existing community.

We would like to be notified of any and all decisions of the Council of the Corporation of City of Barrie in respect of this proposed official Plan Amendment to the Zoning By-law.

Your sincerely  
Jane Cermak -  
Kavel Cermak

A handwritten signature in black ink, appearing to read "Jane Cermak".

**From:** Jim Cashubec

**Sent:** February 2, 2015 3:56 PM

**To:** Michael Prowse

**Subject:** Ward 6 Meeting Feb 11th

Hello Mr. Prowse,

I received a letter regarding a meeting scheduled for Feb 11 for discussion on the proposed re-zoning of the property on the corner of Ardagh and Ferndale. I reviewed this letter/flyer in depth, but do not fully understand how this can even be entertained by the city. This is why I am contacting you directly as my Ward 6 councillor.

I am one of many people who live in Barrie that commute to Toronto for work. I purchased a lot and built a home in Barrie to avoid these "High Density" area's. I understand these areas are required but are usually more centered in downtown cores or planned in new developments. When purchasing my lot on Sedgewood Way I knew my lot, close to the bluffs, was zoned for residential. Although I was not overly excited to see all the trees removed for building, I knew the city had done its homework as to what, in the Ardagh bluffs can be built. Allowing this invasion of high density into this environmental area would seem corrupt.

I am not able to attend that meeting as I will be travelling for business. I surely would attend as I am very interested in how this process works. The letter mentions a "public meeting" at a later date. Would this be the forum where my voice can be heard on this topic? I would also like further information with regards to this proposal, so I will call Planning services if your office cannot provide this. I want to ensure that I do not miss my opportunity to voice my opinion.

The developer stands to make substantial profit, with blatant disregard for this impressive area.

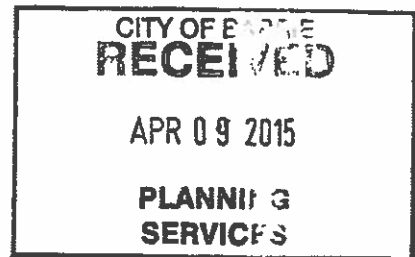
I look forward to your response and your support .

Best regards,

Jim Cashubec

Linda Pritchett

Stephen Naylo  
Director of Planning Services  
City of Barrie  
P.O. Box 400  
Barrie, ON L4M 4T5



Stephen I am shocked by the Hedbern Development Corp's application to amend the current zoning of the 233 Ardagh Rd. property.

To redesignate that land from Environmental Protection and Low Density to High Density Residential and allow 244 units in such a small area would not be to the advantage of the environment or the City of Barrie. Ardagh road is already a very busy street with more development planned for the bottom of Ardagh on the opposite side of the road past Wright Avt. as well as two acres next to Pass Ct.

The residents of Pass Ct. have a long wait now to enter Ardagh when making a left turn. And the residents of 233 Ardagh will have to make a left immediately coming through the lights which will create back-ups in traffic through Ferndale Drive; this can't possibly be a safe situation.

If this type of development is permitted here, every small space in Barrie will have "High Density" apartment building erected.

I would appreciate being notified of the decisions of the Council of the Corporation of the City of Barrie in respect of the proposed official plan amendment.

Sincerely,

Linda & Frazer Pritchett