

MEMORANDUM

TO: P. Dorton
Ministry of Transportation

CITY OF BARRIE FILE NO.: D14-1587

FROM: Steven Farquharson,
Development Planner Ext. 4478
Steven.farquharson@barrie.ca

OTHER RELATED FILES:

DATE: May 13, 2015

RE: AMENDMENTS TO THE ZONING BY-LAW – 319 Cundles Road East

An application has been submitted for an amendment to the Zoning By-law (ZBA) for the properties located at 319 Cundles Road East. A summary of the application is described below and plans/reports relevant to your department are attached.

In order to assess this submission, please review the materials and submit any comments or conditions on this application to the Planning Services Department by **June 2, 2015**. This will allow sufficient time to incorporate comments into the staff report. If notification is not received, it will be assumed that your office has no comments on the proposal.

If you require further information on this application, please contact Steven Farquharson at (705) 739-4220, Extension 4478.

OWNER: Penady (Barrie) Limited and Loblaw's Property Limited

AGENTS: Calvin McCourt- Penady (Barrie) Ltd.

LOCATION: 319 Cundles Road East

OFFICIAL PLAN DESIGNATION: General Commercial

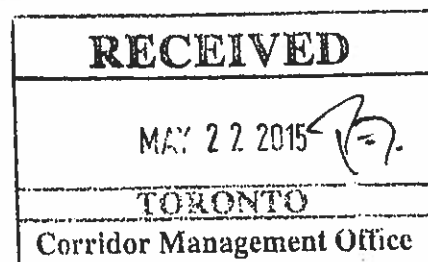
CURRENT ZONING: General Commercial Special Provision C4(SP-382)

PROPOSAL: The properties are legally described as Concession 3, Part of Lot 21, Registered Plan 51R-35759, Parts 1-8, 10-14, 18-28, 31, and 33-36, City of Barrie and are located within the Alliance Planning Area. The property is known municipally as 319 Cundles Road East and has a total area of approximately 17.9 hectares.

The proposed Amendment to the Zoning By-law would permit an increase in the maximum commercial gross floor area (GFA) permitted on the subject lands to allow for the site to accommodate additional commercial tenants in the future. The proposed application also seeks to establish a standard parking rate across the entire site of 3.87 spaces per 1,000 square feet of gross floor area, and 1.1 spaces per residential unit (including visitor parking space).

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S. Cranley, Powerstream

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



19 May 2015

Mr. Steven Farquharson,
City of Barrie
Planning Department
70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

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Member of



Dear Mr. Farquharson

Re: Applications for Site Plan Approval D11-1675 Penady & D11-1676 Choice Properties Site A, A3, D, G & H Application for Zoning By-law Amendment D14-1587 Cundles and Duckworth Phase 2 City of Barrie

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed these applications and based upon our mandate and policies under the Conservation Authorities Act, we have no objection to their approval.

Site Plan Applications D11-1675 & D11-1676

The NVCA has no objection to this approval as we have determined the proposed development is not located within:

- a flood susceptible area;
- a hazardous site (characterized by unstable soils or bedrock), or;
- an erosion hazard area.

We note that the proposed development may encroach into the area regulated by the NVCA due to it being within 120 metres of a wetland feature located north of the subject property. The property lies across Cundles Road from the wetland, as such NVCA staff have no concerns regarding wetland buffers on this property. As such, please regard this letter as clearance under the Conservation Authorities Act and Ontario Regulation 172/06. Please note that no further NVCA permits are required in order to facilitate development contemplated under the above noted site plan approval applications.

It is our understanding that any local drainage/storm water management issues for this site will be addressed by the municipality.



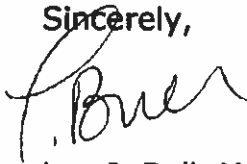
Zoning By-law Amendment Application D14-1587

NVCA staff has no objection to the approval of the above noted application for an amendment to the City of Barrie Zoning By-law 2009-141.

Please provide us with a copy of any decision for our records once available.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at extension 231.

Sincerely,



Lee J. Bull, MCIP, RPP
Manager, Planning

c: Dean Ives - WMI & Associates Limited - dives@wmiengineering.ca
Oz Kemal - MHBC Planning - okemal@mhbcplan.com

Date: May 19, 2015

Attention: Steven Farquharson

RE: Request for Comments
File No. D14-1587

Related Files:

Applicant: Penady (Barrie) Limited and Loblaws Property Limited
Location: 319 Cundles Road East, Barrie



COMMENTS: (BY FAX ONLY)

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

We have reviewed the proposed Zoning By-law Amendment Application and have the following concerns (attached below).

PowerStream has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with PowerStream making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of PowerStream's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. PowerStream will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

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