

June 15, 2019

Ms. Bailey Chabot  
Planner  
Planning & Building Service Department  
City of Barrie  
P.O. Box 400  
Barrie, Ontario  
L4M 3T5

Dear Ms. Chabot:

**ZONING BY-LAW AMENDMENT – D14-1675**  
**DRAFT PLAN OF SUBDIVISION – D12-445**  
**910 VETERAN’S DRIVE**  
**CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted development application. The purpose of the Zoning By-law Amendment and the Plan of Subdivision applications are to rezone the lands to Neighbourhood Residential Multiple Zone (RM3) with special provision to permit the development of 9 street townhouses, 44 back-to-back townhouse units, and a 12 meters laneway.

Planning staff have no objections to the Zoning By-law Amendment and Draft Plan of Subdivision. At this time the Board respectfully requests to include the following Draft Plan Condition:

“That the Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement advising the prospective purchasers;

- a) that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities (e.g., portable classrooms, a “holding school”) or in schools within or outside of the community;

“That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sales a notice advising prospective purchasers that school buses may not enter the subdivision and that pick up points will be at the location convenient to the Simcoe County Student Transportation Consortium.”

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

Sincerely,



Vivian Chan, MCIP, RPP  
Planner

June 13, 2019

Bailey Chabot, B.Sc., M.PI  
Planner  
City of Barrie  
Planning & Building Services  
70 Collier Street, PO Box 400  
Barrie, ON L4M 4T5

Dear Bailey,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
2431805 Ontario Inc. & 2528286 Ontario Inc.  
910 Veterans Drive  
City of Barrie  
File No.: D14-1675, D12-445

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea50@Enbridge.com](mailto:SalesArea50@Enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.'s Customer Connections department. For more details contact [SalesArea50@Enbridge.com](mailto:SalesArea50@Enbridge.com).

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—

**ENBRIDGE GAS INC.**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Safety. Integrity. Respect.**



Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555  
Fax 705.722.6534

June 6, 2019

City of Barrie  
70 Collier St.  
Barrie, ON  
L4M 4T5

Attention: Bailey Chabot  
Planner

**VIA EMAIL ONLY**

**Re: COMMENT LETTER**  
**Application for Draft Plan of Subdivision**  
**Owner: 2431805 Ontario Inc. and 2528286 Ontario Inc.**  
**Location: 910 Veteran's Drive**  
**City of Barrie, County of Simcoe**  
**File No.: D12-445**

Dear Bailey Chabot,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the Proposed Draft Plan of Subdivision as described above. More specifically, the proposal consists of the development of 53 townhouse residential units.

Any pupils that are generated by this development would be within the current catchment area for St. Nicholas Catholic Elementary School and St. Joan of Arc Catholic Secondary School both located in the City of Barrie. St. Nicholas has a Ministry Rated Capacity of 490.0 pupils, and a current enrolment of 228 pupils.

Due to the pace of residential development in the area, the Board requests the following condition of Draft Plan approval:

***"That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school's area."***

Final wording of the requested Draft Plan condition shall be approved by the Simcoe Muskoka Catholic District School Board.

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board's response, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly,

Barb Fox  
Planning Officer

N:\Municipal\Circulation Responses\BARRIE\2019\D12-445 (910 Veteran's Drive).docx

*Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.*

## **Bailey Chabot**

---

**From:** circulations@wsp.com  
**Sent:** Friday, May 31, 2019 3:54 PM  
**To:** Bailey Chabot  
**Subject:** ZBLA (D14-1675) and Draft Plan of Subdivision (D12-445) - 910 Veteran's Dr.

**2019-05-31**

**Bailey Chabot**

**Barrie**

, ,

Attention: Bailey Chabot

Re: ZBLA (D14-1675) and Draft Plan of Subdivision (D12-445) - 910 Veteran's Dr.; Your File No. D14-1675,D12-445

Our File No. 84781

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication

will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/cas](http://www.wsp.com/cas). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformite@wsp.com](mailto:conformite@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

## Bailey Chabot

---

**From:** Iwona.Lipowski@HydroOne.com  
**Sent:** Thursday, June 06, 2019 11:33 AM  
**To:** Bailey Chabot  
**Subject:** Barrie, 910 Veteran's Dr, D12-445,D14-1675

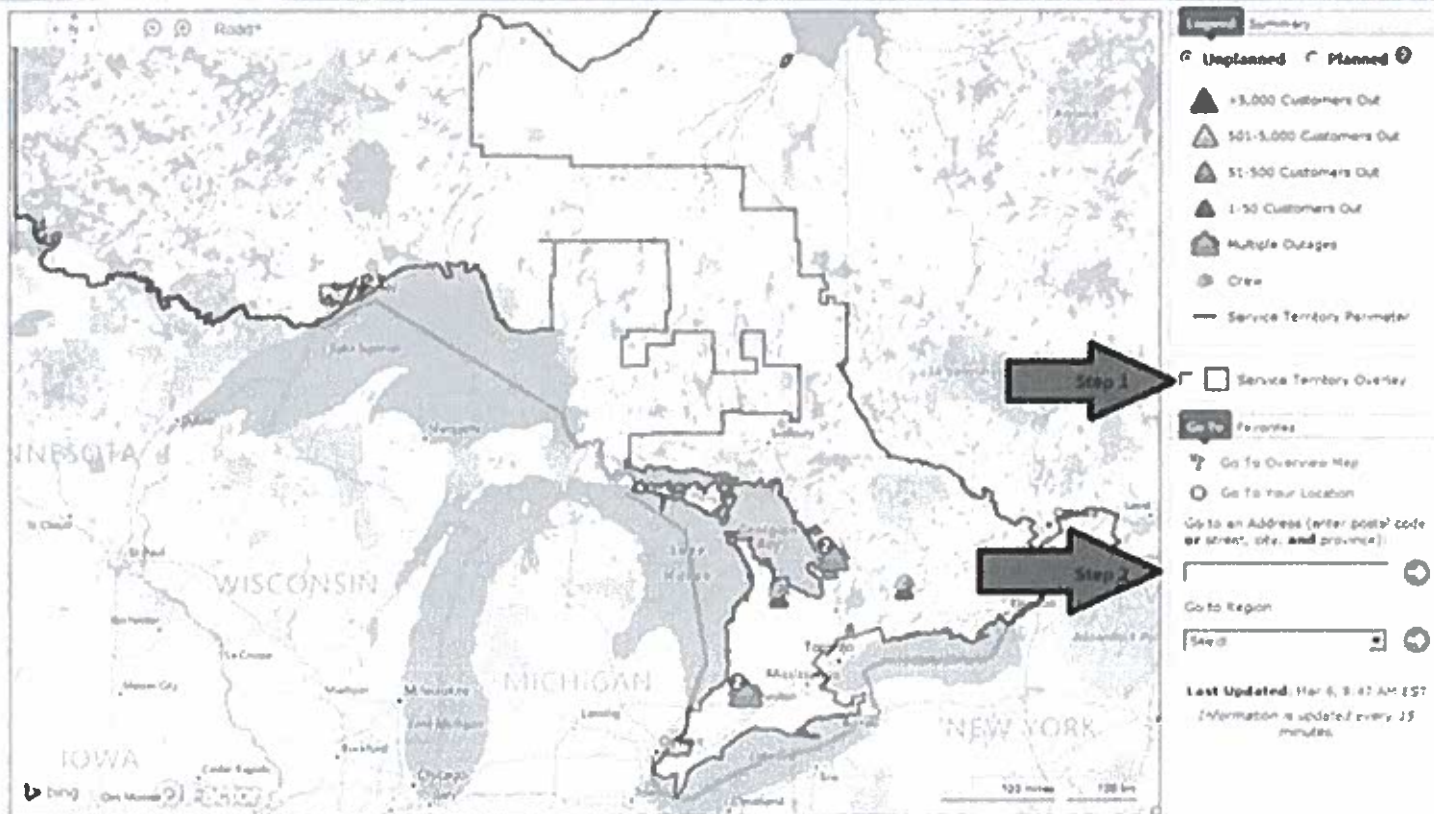
Hello,

We are in receipt of your Plan of Subdivision application, D12-445,D14-1675 dated May 24<sup>th</sup>, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select " Service Territory Overly" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Iwona Lipowski**

Real Estate Clerk - Real Estate Services  
Hydro One Networks Inc.  
185 Clegg Road  
Markham, ON L6G 1B7  
[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
Hydro One Networks Inc.  
Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)



**This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email**



SIMCOE MUSKOKA CATHOLIC  
DISTRICT SCHOOL BOARD

Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555  
Fax 705.722.6534

June 6, 2019

City of Barrie  
70 Collier St.  
Barrie, ON  
L4M 4T5

Attention: Bailey Chabot  
Planner

*VIA EMAIL ONLY*

**Re: COMMENT LETTER**  
Application for Draft Plan of Subdivision  
Owner: 2431805 Ontario Inc. and 2528286 Ontario Inc.  
Location: 910 Veteran's Drive  
City of Barrie, County of Simcoe  
File No.: D12-445

Dear Bailey Chabot,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the Proposed Draft Plan of Subdivision as described above. More specifically, the proposal consists of the development of 53 townhouse residential units.

Any pupils that are generated by this development would be within the current catchment area for St. Nicholas Catholic Elementary School and St. Joan of Arc Catholic Secondary School both located in the City of Barrie. St. Nicholas has a Ministry Rated Capacity of 490.0 pupils, and a current enrolment of 228 pupils.

Due to the pace of residential development in the area, the Board requests the following condition of Draft Plan approval:

*"That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school's area."*

Final wording of the requested Draft Plan condition shall be approved by the Simcoe Muskoka Catholic District School Board.

I trust that the above comments are satisfactory at this time. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If there are any questions or comments with regard to the Board's response, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly,

Barb Fox  
Planning Officer

N:\Municipal\Circulation Responses\BARRIE 2019\D12-445 (910 Veteran's Drive).docx

*Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.*

Hello,

We are in receipt of your Plan of Subdivision Application, D12-445, D14-1675 dated June 6<sup>th</sup>, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select “Service Territory Overlay” and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Iwona Lipowski**

Real Estate Clerk - Real Estate Services

Hydro One Networks Inc.

185 Clegg Road

Markham, ON L6G 1B7

[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

**2019-05-31**

**Bailey Chabot**

**Barrie**

, ,

Attention: Bailey Chabot

Re: ZBLA (D14-1675) and Draft Plan of Subdivision (D12-445) - 910 Veteran's Dr.; Your File No. D14-1675,D12-445

Our File No. 84781

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective

delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/cas/](http://www.wsp.com/cas/). For any concern or if you believe you should not be receiving this message, please forward this message to [cascompliance@wsp.com](mailto:cascompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitecap@wsp.com](mailto:conformitecap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKl

Tina / Bailey:

The subject site is beyond MTO permit control area.

While MTO review and approvals are not required, we remain concerned that subdivisions within Salem and Hewitt's Secondary Plan areas are being draft approved by the City prior to formal resolution of the City's request for an interchange at Highway 400 / McKay Rd..

Thanks,  
Peter Dorton  
Senior Project Manager  
MTO Central Region Engineering Office  
Corridor Management Section  
159 Sir William Hearst Ave., 7th Floor  
Toronto, ON M3M 0B7  
Ph: 416-235-4280  
Fx: 416-235-4267  
Email: [peter.dorton@ontario.ca](mailto:peter.dorton@ontario.ca)