

Revised: May 11, 2020

**Date:** November 15<sup>th</sup> , 2021

**Attention:** **Logan Jufferman**

**RE:** Request for Comments

**File No.:** **D30-014-2021**

**Applicant:** Innovative Planning Solutions (IPS), Tonlu Holdings Limited

**Location** 80 Big Bay Point Road & 315 Bayview Drive

Revised: May 11, 2020

## COMMENTS:

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.

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

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

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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.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@lectrautilities.com](mailto:tony.donofrio@lectrautilities.com)

**Subdivision Application Information Form is available by emailing [tony.donofrio@lectrautilities.com](mailto:tony.donofrio@lectrautilities.com)**

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Logan.Juffermans@wsp.com](mailto:Logan.Juffermans@wsp.com)  
**Subject:** OPA, ZBLA & SUB: 80 Big Bay Point Rd ; File No: D30-014-2021  
**Date:** Tuesday, November 23, 2021 8:30:25 AM

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**2021-11-23**

**Logan Juffermans**

**Barrie**

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Attention: Logan Juffermans

Re: OPA, ZBLA & SUB: 80 Big Bay Point Rd ; File No: D30-014-2021; Your File No. D30-014-2021

Our File No. 91879

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake

of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
[REDACTED]

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**From:** [Dorton, Peter \(MTO\)](#)  
**To:** [Melissa McCabe](#); [Logan Juffermans](#)  
**Cc:** [Blaney, Cameron \(MTO\)](#)  
**Subject:** RE: Notice of Complete Application & Notice of Public Meeting - 80 Big Bay Point Rd (D30-014-2021)  
**Date:** Monday, November 1, 2021 11:49:39 AM  
**Attachments:** [image001.png](#)

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Hi Melissa / Logan.

This site is beyond MTO permit control area.  
MTO review and approvals are not required.

Thanks,  
Peter Dorton  
Senior Project Manager  
Ministry of Transportation  
Central Operations, Highway Corridor Management Section  
159 Sir William Hearst Avenue, 7th Floor Toronto, ON M3M 0B7  
Cell: (437) 833 - 9396  
E-Mail: [REDACTED]  
Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)