



Sent via e-mail: Shelby.White@Barrie.ca

November 30, 2021

Municipal File No: D30-015-2021
LSRCA File No.: SD-402857-031419

Shelby White
Planner
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Dear Mrs. White:

**Re: Application for Plan of Subdivision and Zoning By-law Amendment, 953 Maplevue Drive East,
City of Barrie**

LSRCA staff have reviewed the above-noted applications for Plan of Subdivision and Zoning By-law Amendment. We understand the purpose and effect of these applications is to allow for the development of a 466 residential unit subdivision containing various types of single detached and townhouses lots.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Natural Heritage Evaluation prepared by Roots Environmental dated March 19, 2021
- Hydrogeological Investigation prepared by R.J. Burnside and Associates dated March 2021
- Geotechnical Investigation prepared by Cambium dated December 5, 2018
- Functional Servicing and Stormwater Management Report prepared by Jones Consulting Group dated June 2021
- Planning Justification Report prepared by Jones Consulting Dated September 2021
- Proposed Zoning By-law Amendment
- Proposed Draft Plan of Subdivision (Drawn by Rudy Mak, O.L.S.)
- Proposed Ecological Offsetting Strategy prepared by Orion Environmental Solutions, Dated November 9, 2021.

Staff has reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06. LSRCA will also be providing

comments as per our MOU with the City of Barrie. The applications have also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

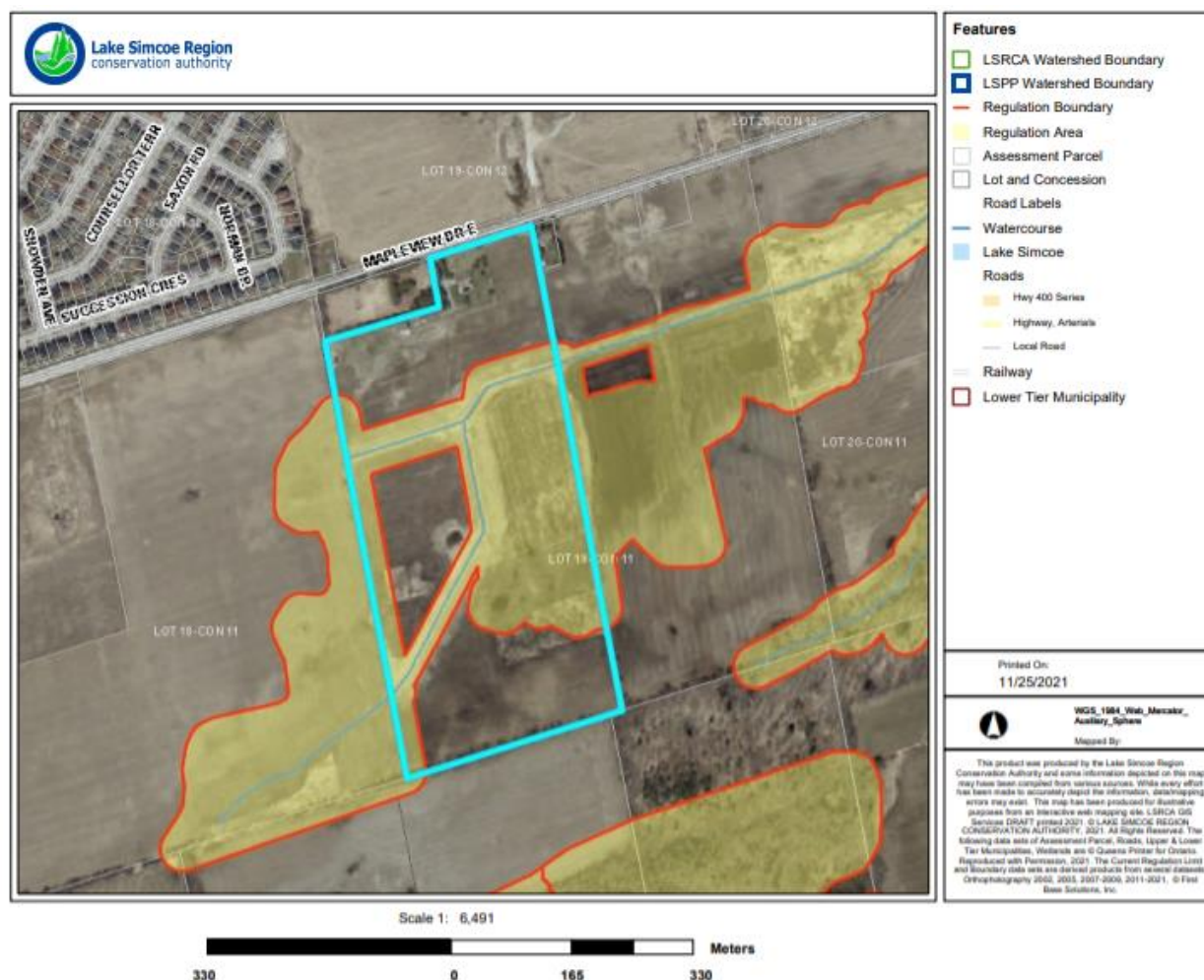
Recommendation

At this time our technical review of the submitted applications, as well as review of documents in support of the associated channel realignment are still ongoing. Accordingly, LSRCA recommends deferral of any decision until such time as any outstanding technical comments may be addressed by the Applicant.

Site Characteristics

Existing mapping indicates that the subject property is partially within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. The is representative of a watercourse (Sandy Cove Creek) and unevaluated wetland. The watercourse is proposed to be realigned to facilitate development of the site. The site is located partially within a significant groundwater recharge area.

- The property is currently designated Residential and Natural Heritage System according to Schedule 9E- Development Phases of the Hewitt's Secondary Plan.
- The property is currently zoned Agricultural General (AG) in Zoning By-law 054-04 in Former Town of Innisfil Lands.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 and the natural heritage policies identified in Section 2.1 of the Provincial Policy Statement. The site is within the vicinity of a watercourse and associated meanderbelt hazard. It is understood that the watercourse will be realigned. No works are proposed within the direct vicinity of any natural hazards and therefore the Applications are consistent with Section 3.1 and of the PPS. Current environmental mapping shows the presence of unevaluated wetlands on the east portion of the site. The Applicant is required to submit an Environmental Impact Study demonstrating no negative impacts to the key natural heritage features. LSRCA has received the EIS and will provide technical comments under separate copy.
2. LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. Any development in the regulated portion of the site will require a permit from LSRCA.

Advisory Comments

3. LSRCA has reviewed the applications through our responsibilities as a service provider to the City of Barrie in that we provide technical expertise through a MOU as well as through our role as a public body, pursuant to the *Planning Act*. Technical comments related to stormwater management and the phosphorus budget are being prepared by Alison Edwards P.Eng and will be provided under separate copy. Technical comments related to the water balance/hydrogeological component are prepared by Caroline Hawson, P.Geo and will also be provided under separate copy. Finally, comments related to the natural heritage component will be prepared by Leslie Piercey Natural Heritage Ecologist and will be provided under separate copy.

Summary

The proposal meets the definition of major development as defined by the LSPP and Lake Simcoe Phosphorus Offsetting Policy (LSPOP). Therefore, the applicant is required to satisfy DP-4.8 and DP-6.40 of the LSPP including submission of a stormwater management report, hydrogeological report, water balance and phosphorus budget to the satisfaction of LSRCA. LSRCA looks forward to working with the Applicant through the approval process. Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Filson', with a stylized, cursive script.

Shawn Filson
Planner 1, Planning and Development

From: circulations@wsp.com
Sent: November 8, 2021 9:58 AM
To: Shelby White
Subject: OPA, ZBLA & Draft Plan of Subdivision (D30-015-2021), 953 Maplevue Dr. E., Barrie.

Follow Up Flag: Follow up
Flag Status: Completed

2021-11-08

Shelby White

Barrie

''

Attention: Shelby White

Re: OPA, ZBLA & Draft Plan of Subdivision (D30-015-2021), 953 Maplevue Dr. E., Barrie.; Your File No. D30-015-2021

Our File No. 91784

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 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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEHhHHzdJz8ITWfa4Hgs7pbKl

From: Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>
Sent: November 15, 2021 1:30 PM
To: Tina Gonneau; Shelby White
Cc: Blaney, Cameron (MTO)
Subject: RE: Notice of Complete & Public Meeting - 953
Mapleview Dr (D30-015-2021)

Hi Tina / Shelby:

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: peter.dorton@ontario.ca
Web: www.mto.gov.on.ca/english/engineering/management/corridor

From: Tina Gonneau
Sent: November 10, 2021 4:17 PM
To: Shelby White
Subject: FW: Notice of Complete & Public Meeting - 953 Mapleview Dr (D30-015-2021)

For your information and file.

From: Planning Dept <Planning@nvca.on.ca>
Sent: Wednesday, November 10, 2021 4:07 PM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: RE: Notice of Complete & Public Meeting - 953 Mapleview Dr (D30-015-2021)

Good afternoon Tina,

The property is located outside of our watershed and is under the jurisdiction of Lake Simcoe Region Conservation Authority. I would direct you to contact their office.

Please let our staff know if we can assist with anything further.

Kind regards,

Morgen Wilson | Development Review Coordinator
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 222
mwilson@nvca.on.ca | nvca.on.ca

Important note: I am currently working remotely as the Nottawasaga Valley Conservation Authority is taking preventative measures to limit the spread of COVID-19. You may experience some delays or disruptions as we follow recommendations of public health experts.

Stay the Course

1. Wash hands
2. Social distance and use masks when distancing is not possible
3. Respect Others
4. Shop Local

To see if your property is regulated by the NVCA, use our [INTERACTIVE MAPPING](#).

To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <http://www.nvca.on.ca/planning-permits/property-inquiries>

For more information about the permit process, visit our website at https://www.nvca.on.ca/Pages/Permit_FAQs.aspx

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Sent: November 10, 2021 2:51 PM
To: Shelby White
Subject: FW: Notice of Complete & Public Meeting - 953
Mapleview Dr (D30-015-2021)
Attachments: [Notice of Complete & Public Meeting e-mail.pdf](#)

Hello Shelby,

953 Mapleview Drive East is outside of MTO permit control area and does not require MTO review r permits.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

Revised: May 11, 2020

Date: November 2nd , 2021

Attention: **Shelby White**

RE: Request for Comments

File No.: **D30-015-2021**

Applicant: Mapleview South (Innisfil) Ltd., c/o Anthony Reino

Location 953 Mapleview Drive East

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.

Revised: May 11, 2020

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@alectrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alectrautilities.com

SUBDIVISION APPLICATION FORM

Revised: June 2, 2020

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

DEVELOPER'S INFORMATION					
Company name:					
Contact Name/Title:					
Telephone:					
Email:					
Address:					
CIVIL CONSULTANT					
Company Name:					
Contact Name/Title:					
Telephone:					
Email:					
SUBDIVISION INFORMATION					
Circle Type of Subdivision:		Residential		Commercial	
Anticipated Start Date:					
Name of Subdivision:					
Municipal Subdivision File No.:					
Subdivision Location (City/Town):					
Subdivision Ownership: (circle)	Municipal	Private	Mixture		
UNIT INFORMATION (FOR CONDO TOWERS USE ADDITIONAL INFORMATION BELOW)					
Type of Units	Total Number:	Square Feet per unit	Special Conditions	YES	NO
Single family:			MicroFit Homes:		
Semi-Detached:			3 Rd Party Metering:		
Townhouse:			Electric Vech. Chargers:		
Requirement for Single Phase Service Ducts for Municipal Park or other service:					
Number of Blocks Requiring 3 Phase Power Supply:					
Indicate main breaker service size for number of residential dwellings. Not applicable to commercial/industrial subdivisions.			60A	100A	200A
			400A		
Additional Information (please include additional info. in the below space)					

SUBDIVISION APPLICATION FORM

Revised: June 2, 2020

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

REQUIRED INFORMATION

Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format (not newer than 2015)
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

NOTE: Actual connections to industrial/commercial/institutional buildings will be looked after Alectra Utilities ICI department.

ALECTRA UTILITIES CONTACT INFORMATION (to be completed by Alectra)

Contact Name:	Tony D'Onofrio
Title:	Supervisor
Office Address:	Alectra Utilities East – 161 Cityview Boulevard, Vaughan, ON L4H 0A9
Phone:	905-532-4419
Email:	tony.donofrio@alecrautilities.com

APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

Name of Authorized Signatory/Agent:

Title:

Company Name:

Date:

November 2, 2021

Planning Department
Barrie, ON
Reference: 953 E Maplevue

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the above address through centralized delivery via Community Mail Boxes (CMBs) for townhomes
2. Given the number and the layout of the lots in the subdivision, we cannot not determine the amount of sites needed. **The CMB's location will be determined at the time of the preliminary CUP Plan circulation.**
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.

Please see Appendix A for any additional requirements for this developer.

Cole Dashnay
Delivery Services Officer | Delivery Planning
PO BOX 8037 Ottawa T CSC
Ottawa, ON, K1G 3H6
cole.dashnay@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer agrees to give Canada Post notice 90 days prior to first occupancy
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.