



Sent via e-mail: [Shelby.White@Barrie.ca](mailto: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 Mapleview Drive East, City of Barrie**

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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.

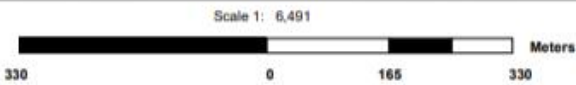
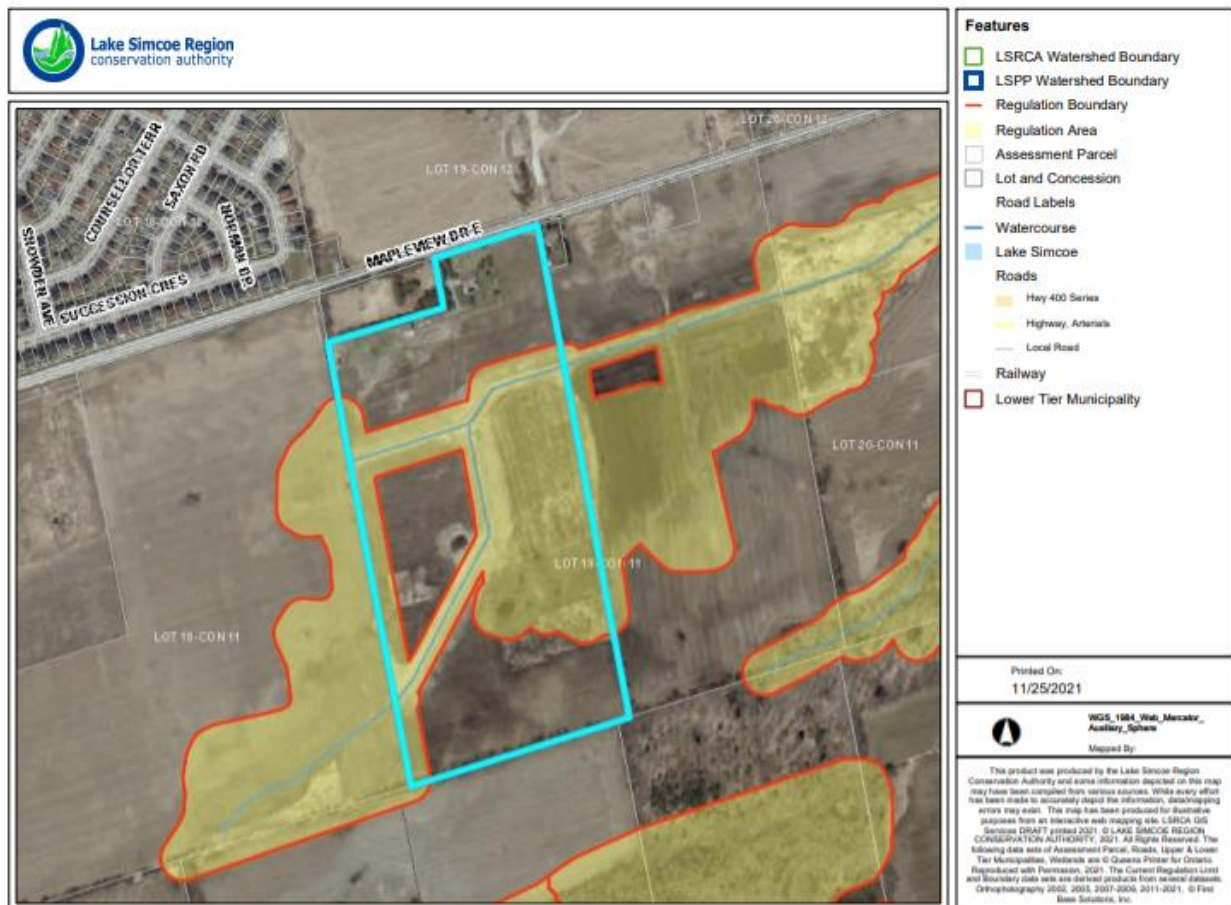
**Recommendation**

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', written in a cursive style.

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  
Mapleview Dr. E., Barrie.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**2021-11-08**

**Shelby White**

**Barrie**

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Attention: Shelby White

Re: OPA, ZBLA & Draft Plan of Subdivision (D30-015-2021), 953 Mapleview 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](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  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbK1

**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](mailto:peter.dorton@ontario.ca)  
Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

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

For your information and file.

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**From:** Planning Dept <[Planning@nvca.on.ca](mailto:Planning@nvca.on.ca)>  
**Sent:** Wednesday, November 10, 2021 4:07 PM  
**To:** Tina Gonneau <[Tina.Gonneau@barrie.ca](mailto:Tina.Gonneau@barrie.ca)>  
**Subject:** RE: Notice of Complete & Public Meeting - 953 Maplevue 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](mailto:mwilson@nvca.on.ca) | [nvca.on.ca](http://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](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

7<sup>th</sup> Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)

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