

Date: October 26th , 2021

Attention: **Michele Freethy**

RE: Request for Comments

File No.: **D30-011-2021**

Related Files:

Applicant: N/A

Location 405 ESSA RD



Discover the possibilities

COMMENTS:

☐

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

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

Alectra Utilities (formerly 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 Alectra 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 Alectra'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. Alectra 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 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

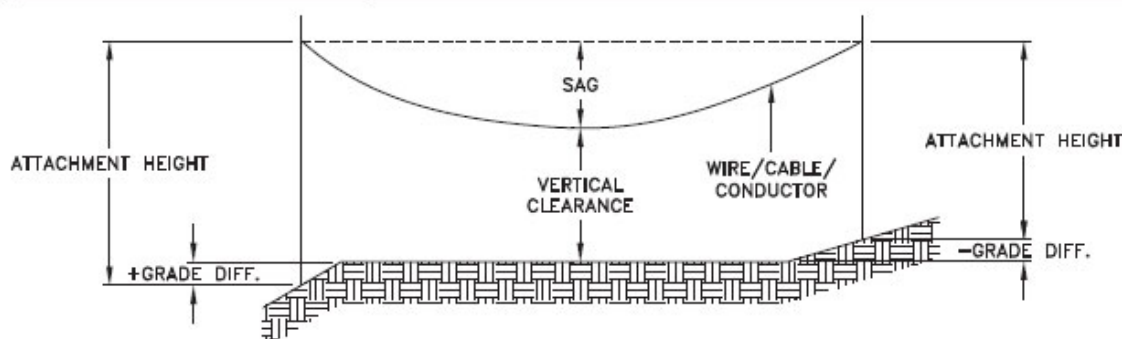
If more information is required, please contact:

Mr. Stephen Cranley
Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

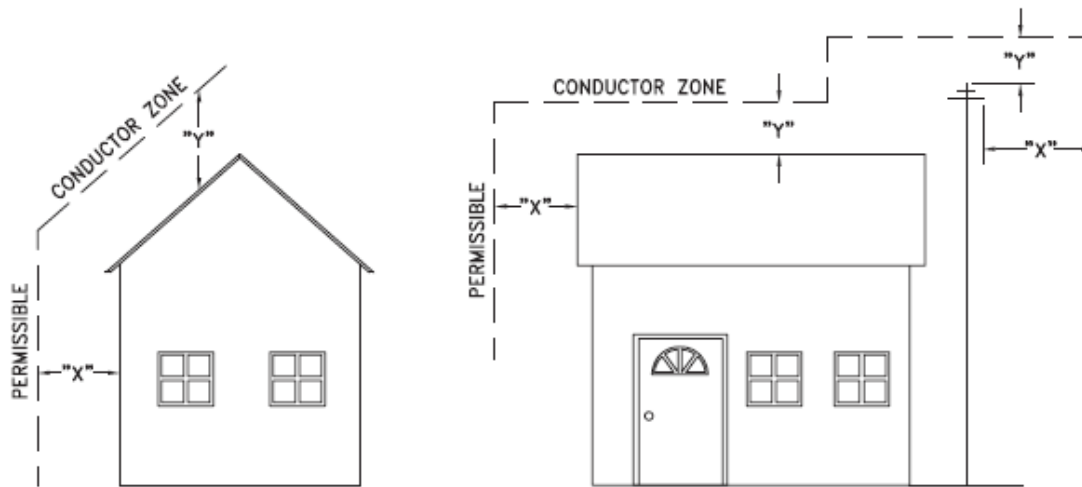
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	2010-MAY-05

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2-3-4\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:03 AM, Adobe PDF



LSRCA FIRST SUBMISSION NATURAL HERITAGE REVIEW

405 Essa Rd – Barrie (APID89823)

November 24, 2021

#	Report/ Drawing	Section	Pg#	LSRCA COMMENT (November 24, 2021)	APPLICANT RESPONSE (DATE)
Documents Reviewed:					
Report - 10/26/2021 - 4. 405 Essa Road _ Scoped EIS					
Notes:					
No concerns with proposed rezoning and development as proposed. City of Barrie tree by-laws will address tree removals and replacements.					
NH1	EIS	general		An update with regard to endangered species/Species at risk should be provided prior to any site disturbance or vegetation removal as the data within the EIS is from 2017. The existing structures and suitable trees should be assessed for SAR habitat functions, and mitigation measures applied as necessary following consultation with MECP.	
NH2	EIS	general		Recommendations should include timing restrictions for site disturbance and tree removal to avoid interference with breeding birds and bats. LSRCA recommends vegetation removals occur between October 31 and April 1 to avoid conflicts with protected wildlife. Notes to this effect should be included on site grading and ESC plans.	



LSRCA FIRST SUBMISSION NATURAL HERITAGE REVIEW
405 Essa Rd – Barrie (APID89823)
November 24, 2021

#	Report/ Drawing	Section	Pg#	LSRCA COMMENT (November 24, 2021)	APPLICANT RESPONSE (DATE)



Sent via e-mail: michele.freethy@barrie.ca

November 24th, 2021

City of Barrie File No: D30-11-2021
LSRCA File No.: ZO-89823-102621

Michele Freethy, Planner
Development Services - City of Barrie
70 Collier St.,
Barrie, ON
L4M 4T5

Dear Ms. Freethy:

Re: Application for Zoning By-law Amendment
Owner: Sean Mason Homes Inc.
Agent: Vanessa Simpson, Innovative Planning Solutions (IPS)
405 Essa Rd., Barrie

Thank you for circulating the subject application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. We understand that the purpose of this zoning by-law amendment is to change the current zoning of the subject property to Mixed Use Corridor with Special Provisions (MU2 (SP-___)).

Documents Received and Reviewed by Staff

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

- Notice Circulation (via email), received Oct. 25th, 2021
- Planning Justification Report, prepared by Innovative Planning Solutions (IPS), dated Sep. 2021
- Zoning By-law Amendment Text and Sketch (included as part of the Planning Justification Report, 2021)

Staff have reviewed this application 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 of the *Conservation Authorities Act*. LSRCA has also provided comments per our MOU with the City of Barrie. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of this application we have no objection at this time to the proposed zoning by-law amendment. We are satisfied from a watershed management perspective that

this application is consistent with those applicable natural heritage and hazard policies of the PPS, and in conformity with applicable provincial policies, including the LSPP.

Please note that further detailed technical review will be undertaken at the detailed design (Site Plan) submission.

Site Characteristics

The subject property lies outside of the regulated area of the LSRCAs, as per Ontario Regulation 179/06 of the *Conservation Authorities Act*. It is located within 120-metres of a Level 2 Natural Heritage Resource, as identified in the City of Barrie Official Plan.

The subject property is designated as Residential by the City of Barrie Official Plan. The subject property is zoned as Residential Multiple Family Second Density, Special Provision with a Holding Provision (RM2, SP-562, H-139).



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 of the Provincial Policy Statement

(2020). The subject property is not within the vicinity of any regulated natural hazard area, and therefore, the proposal is consistent with Section 3.1 of the PPS.

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.

An LSRCA Permit is **not** required as part of this application, as no new development or site alteration is being proposed within a regulated area.

Advisory Comments

3. The LSRCA has reviewed the application through our responsibilities as a service provider to the City of Barrie in that we provide through our role as a public body, pursuant to the *Planning Act*.

Provincial Policy Statement, 2020 (PPS)

Section 2.1 of the PPS speaks to the need for the protection of Key Natural Heritage Features and provides a policy framework applicable to development within, or in proximity to these features. The subject property currently does not contain any key natural heritage features. Those features adjacent, or in close proximity to the property have been assessed in the required Environmental Impact Study (EIS). As noted in the provided technical comments from the Natural Heritage Ecologist, we have no concerns with the rezoning and development as proposed.

Section 3.1 of the PPS speaks to the need to direct new development away from natural hazard areas, in order to mitigate any potential risk to public health and safety, and property. The subject property currently does not contain any hazardous lands (as identified through LSRCA mapping), or would appear in close proximity to hazardous lands identified across adjacent properties.

Lake Simcoe Protection Plan (LSPP)

Designated policy 4.8 of the LSPP requires that an application for major development shall be accompanied by a Stormwater Management Report. This Report to include both a pre- and post-development water balance and pre- and post-development phosphorus budget, as per the LSRCA's Stormwater Management Guidelines, 2016. A Functional Servicing Report (FSR) was provided with this Zoning By-law Amendment application. Technical Comments relating to this Report from LSRCA Hydrogeology and Engineering will be presented under a separate cover. These comments are to be addressed in the future detailed design (Site Plan) submission.

City of Barrie Official Plan, 2010

The City of Barrie Official Plan contains a map of natural heritage resources, on Schedule H. The neighbouring property to the northwest of the subject property contains a Level 2 Natural Resource, as mapped, and represents a significant component of the Natural Heritage Resource network. As the proposed development will be within 120-metres of the Level 2 Resource, a scoped EIS was required. As

noted in the provided technical comments from the Natural Heritage Ecologist, we have no concerns with the rezoning and development as proposed.

Summary

Based on our review of the submitted information in support of this application we have no objection at this time to the proposed zoning by-law amendment. We are satisfied from a watershed management perspective that this application is consistent with those applicable natural heritage and hazard policies of the PPS, and in conformity with applicable provincial policies, including the LSPP.

Please note that further detailed technical review will be undertaken at the detailed design (Site Plan) submission.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated.
2. A permit under Ontario Regulation 179/06 is not required as part of the subject amendment.
3. Technical comments related to hydrogeology and engineering will be provided under a separate cover, and may be addressed in subsequent submissions.
4. That the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Should you have any questions concerning these comments, please do not hesitate to contact the undersigned (l.munnoch@lsrca.on.ca) referencing the above file numbers in any correspondence. Please advise our office of any decision made with regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Liam Munnoch', written in a cursive style.

Liam Munnoch
Planner 1
Lake Simcoe Region Conservation Authority



LSRCA FIRST SUBMISSION HYDROGEOLOGY REVIEW

405 Essa Rd – Barrie (APID89823)

November 05, 2021

#	Report/ Drawing	Section	Pg#	LSRCA COMMENT (Nov. 24 th , 2021)	APPLICANT RESPONSE (DATE)
Documents Reviewed:					
Functional Servicing Report; Pearson Engineering; October 2017 (revised July 2021)					
Background: proposed 8 storey condo building with townhouse units facing Essa road and City View Circle, underground parking. Property is 0.27 ha.					
FSR					
H1				<p>The FSR is dated October 2017 and as such does not reflect the newer and updated policies that will be applicable to this site:</p> <ol style="list-style-type: none">1) Phosphorus Offsetting Policy: details can be found here: https://www.lsrca.on.ca/Shared%20Documents/Phosphorus_Offsetting_Policy.pdf2) Water Balance Recharge Policy: details can be found here: https://www.lsrca.on.ca/Shared%20Documents/lspw-water-budget-policy.pdf <p>These policies are to be addressed fully at the detailed design stage for site plan</p>	
H2				For the site plan application please demonstrate how section 2.5 of the LSRCA Stormwater management guidelines (2016) are addressed.	
H3				In the post development there is an infiltration deficit of 418 m ³ . The underground parking garage is indicated to be extended almost to the lot line. Should the development proposal receive zoning approval there will be no opportunity for mitigation of the post development infiltration deficit. Cash compensation will be payable on whichever is the greater between the LSPOP and the Water Balance Recharge Policy. Currently with an infiltration deficit of 418 m ² the cash compensation for water balance is 418*44.88+15% administration = \$21,573.82, the sum is subject to change as LSRCA fees change.	

November 24th, 2021

Michele Freethy
Planner
Development Services Dept
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

VIA EMAIL

FILE NO.: D30-011-2021

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING IN
RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW
405 ESSA ROAD
CITY OF BARRIE

Dear Michele Freethy:

Thank you for circulating notification with respect to a Notice of Complete Applications & Public Meeting concerning a Zoning By-law Amendment pertaining to lands municipally addressed as 405 Essa Road to facilitate the development of an eight (8) storey, mixed use building with eighty-nine (89) residential apartment units, six (6) residential townhouse units and two (2) ground floor commercial units. This project would be developed as a plan of condominium.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Additionally, staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

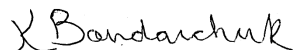
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- If school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points

will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

- Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.
- Once the Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.

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

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment



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

November 22, 2021

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

VIA EMAIL ONLY
michele.freethy@barrie.ca

Attention: Michele Freethy,

**Re: COMMENT LETTER
Zoning By-law Amendment (ZBA)
Owner: Sean Mason Homes Inc.
Location: 405 Essa Road
File No.: D30-011-2021**

Dear Michele Freethy,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the proposed Zoning By-law Amendment (ZBA) as described above. The proposed zoning amendment application would facilitate the development of an eight (8) storey, mixed use building with eighty-nine (89) residential apartment units, six (6) residential townhouse units and two (2) ground floor commercial units for a total of 95 residential units.

The Board does not object to the Zoning By-law Amendment. We would ask that the Board be advised of the ongoing status of this proposed development, and of any changes which may affect the number of proposed units as well as any subsequent planning applications related to this development (i.e. condominium and/or site plan agreement).

If there are any questions or comments with regard to the Board's response, please feel free to contact the undersigned via email.

Respectfully,

Jeremy Rand,
Senior Planner
jrand@smcdsb.on.ca

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.

Petition Organizer Name

Malcolm Hachborn, P. Eng.

To: The Mayor and Members of Council

Subject of Petition

Proposed Development at 405 Essa Road



WE, the undersigned, hereby submit this petition for Council's consideration for the purpose of:

Opposing the development at 405 Essa Road which would facilitate the development of an eight-storey residential condominium building with 89 residential condominium units, six - three storey townhouse units and ground floor commercial units. A total of 95 units are proposed"

**PETITION SIGNED BY 557 INDIVIDUALS AND COMMENTS
RECEIVED FROM THE PETITION RELATED TO THE PROPOSED
DEVELOPMENT - 405 ESSA ROAD**

Comments from Petition for 405 Essa Road

"Barrie does not need this, we don't need more high rises or condos."

"I oppose the development of this land as proposed. There simply is not room for all the residences and vehicles. There is already a problem with overflow parking in the area. Developers need to rethink this plan."

"There's too much growth in this area and it's unsafe"

"Too much congestion in such an area where the infrastructure is already reached it's maximum capacity"

"Should be building up high crazy.. Stop it"

"This is the safest route for my child with a disability that goes from south east area to ferndale school to the special needs program as he has high anxiety and get car sick very easy please do not make this inconvenience"

"This is not the right site"

"Stop it"

"Too much congestion already, Byrne is still not opened to Maplevue. Get the roads in first."

"This development must not go ahead and having access onto Cityview circle should never be granted"

"This over intensification on such a small parcel of land, .67 acres is wrong!!! 8 stories 95 units!!! Parking is grossly inadequate, increase of traffic in area of Ferndale/Essa, (plaza entrance/exit) is directly adjacent to 405 driveway, driveway of 405 Essa road meters away from major intersection. This is an ETR route and allowing this many dwellings in a small area will cause bottlenecks and gridlock!!! We need traffic flowing in an emergency!!!!"

"I live in this area, and Essa road has become too busy and too congested. We simply do not need any more high density units."

"Enough already!! Too much traffic and congestion already!!"

"Too much congestion and it's too small a space"

"Please help me. Please sign and share my petition. No matter where they are located.<a

href="https://www.change.org/InvestmentScams"

rel="nofollow">https://www.change.org/InvestmentScams"

"I'm signing because I live close to this area, and it's already a very congested area. We pay high taxes in this city and decisions like this are not favourable to those who have been long time residents of Barrie. We want to stay in our great city, but there are more favourable towns and cities, that don't cost as much and are not so congested. Just be mindful of who you want to reside here. Is the goal not to retain loyal, caring residents? Consider our thoughts and feelings please."

"It is So absurd, it's Unbelievable that this grotesque Plan COULD Continue...."

"This is our neighbourhood and already suffers from traffic gridlock. Enough!"

"I live in Phase 1 of this development. We have about 1.5 parking spots per unit, yet this development is planned for less than 1 parking spot per unit. Where are the people going to park? Parking is not available on the street of Phase 1 or Phase 2 as the builder made the roads too narrow. There is no parking on Essa and the shopping

369 Essa Road has 9 parking spots for 59 units each phase

"There is too much congestion and it's already dangerous when my child and her friend walk to school! Enough of this!"

"I don't agree with this planning - will negatively impact our neighbourhood!"