

April 22, 2022

Celeste Kitsemetry
Senior Planner
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NO.: D30-004-2022

NOTICE OF COMPLETE APPLICATION & PUBLIC
MEETING FOR A PROPOSED OFFICIAL PLAN
AMENDMENT AND ZONING BY-LAW AMENDMENT
LOON AVENUE LANDS OP INC.
338 MAPLEVIEW DRIVE EAST
CITY OF BARRIE

Dear Celeste Kitsemetry:

Thank you for circulating notification with respect to a Notice of a Complete Application for a proposed Official Plan Amendment and Zoning By-law Amendment at 338 Mapleview Drive East. The proposed Official Plan Amendment seeks to amend the designations of the subject lands from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection'. The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Secondary Density with Special Provisions' (RM2)(SP-XXX) and Environmental Protection (EP) to permit the future development of one hundred and seven (107) residential townhouse units.

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. Staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote active transportation.

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

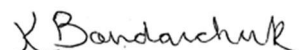
- That the owner(s) agree in to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.

- That the owner(s) agree to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision 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. Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan 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



EMAIL SUMMARY

PRE-POST NEIGHBOURHOOD MEETING (Dec. 2, 2021)

338 MAPLEVIEW DRIVE EAST // LOON AVENUE

Received and Redacted of Personal Information by Celeste Kitsemety

Jennifer Hillman (Dec. 1, 2021)

As you may be aware, there is considerable opposition to the two proposed developments 521 Huronia and 338 Mapleview. There is a petition opposing the proposed developments, which at the time of sending this email, has 4,698 signatures and numerous reasons for signing. The petition can be found at the following link for your reference:

<https://www.change.org/p/city-of-barrie-save-the-forest-say-no-to-townhomes>



[Petition · Save the Forest! Say NO to Townhomes on Lovers Creek Ravine! · Change.org](#)

Residents of Painswick South District , specifically those on Loon Avenue are outraged and saddened by a proposed townhome development being planned in their backyards at 521 Huronia Road, Barrie. Backyards which back onto Lovers Creek Ravine (a provincially protected wetland). Residents on Loon Ave all purchased their homes with the understanding that the greenspace behind them was protected land

www.change.org

Would you be able to confirm or obtain answers to the following for me:

1. Given the Ontario Regulation 179/06 2 (1) and conclusions of the 521 Huronia Hydrogeological assessment that questions the feasibility of LIDs to mitigate potential negative impact recommended in the EIS, if the developer fails to provide the required appropriate stormwater management system wouldn't this mean that proposed development cannot be within 120 metres of the provincially significant wetlands?
2. Would this also mean that there would be no suitable land to develop at 521 Huronia as every portion of the land is within 120 metres of the provincially significant wetlands?
3. Given the groundwater at 521 Huronia flows to the northeast and groundwater transmission is expected to be moderate, in the absence of a completed hydrogeological assessment can it be inferred that the proposed development at 338 Mapleview cannot be within 120 metres of the provincially significant wetlands?
4. Would this also mean that there would be no suitable land to develop at 338 Mapleview as every portion of the land is within 120 metres of the provincially significant wetlands?
5. Should the proposed development be approved, is there a way to build in immediate compensation for the home owners who will be directly or indirectly affected negatively by this development? Negatively affected includes but is not limited to: property damage ie water in basement, increased traffic, noise and light pollution, loss of view, drop in property value, and decrease in quality of education for our children due to overcrowding/portables in two elementary schools within walking distance (Willow Landing ES already has portables).

6. How will the developer attract buyers for the units if the buyers are either not able to obtain home owner insurance or the homeowner insurance would be costly as it would be considered high risk with the high groundwater level?
7. What portion of the proposed development must be designated as affordable housing?
8. What additional measures will the city provide to address existing traffic concerns on Loon Avenue? The two permanent speed bumps installed recently are welcome, however, cars passing through the neighbourhood on Loon Avenue as a shortcut from Huronia to Big Bay Point or vice versa continue to travel at high rates of speed as evidenced by cars frequently bottoming out at all hours of the day/night.
9. How will the city ensure our children are protected when crossing Loon to walk to school?
10. Are the treaties consulted as part of the planning process?
11. Are there existing treaty rights that would apply to any proposed development of 338 Mapleview?
12. My understanding is that the recommended density for the intensification corridor is 150 residents living or working within 1 hectare. 338 Mapleview is not part of the intensification corridor. The proposed development at 338 Mapleview is 107 homes on 1.85 hectares. If we consider 4 residents per home or 428 residents on 1.85 hectares that would translate to 231 residents per hectare. The proposed development would have a significantly higher than what is recommended for the intensification corridor. Wouldn't this contradict the Official Plan for Barrie and Smart Growth?

Here are a few questions for the developer on the proposed development at 338 Mapleview for the neighbourhood meeting scheduled for December 2nd:

1. Where is the entrance of the proposed underground garage located? Its not clear on the concept provided.
2. In the EIS for the proposed development at 521 Huronia, the adjacent property to the west of 338 Mapleview, two bird species were observed or heard on-site that are designated either as Special Concern and/or Threatened on either a federal and/or provincial level. A wood thrush was heard calling during the breeding season in the upland mixed woodland to the south and east of the proposed development area. This species is threatened on a federal level (SARA 2002) and is a Special Concern species in the Province (2007 ESA). The other species is eastern wood pewee, which is Special Concern under both legislations. It was heard calling in the woodland features east of the subject property study area. Given 338 Mapleview is east of 521 Huronia, how will you protect the habitat of the two identified bird species at minimum?
3. What is your plan to preserve the existing mature trees and incorporate into the design?

Ann Dixon (Nov. 30, 2021)

I write to express my deep concern about plans for two developments on Lovers Creek Ravine.

I understand this area is a protected wetland yet a significant part of it would be lost if these developments go ahead. I also understand that a standard 30 metre buffer is required for any development next to a wetland and yet the developer is proposing a five metre buffer. This is not enough to protect the wetland or the wildlife that inhabit it and I understand local residents are seriously concerned about the risks of flooding and erosion. How can such proposals be considered? I find them extremely short-sighted in the face of the climate and ecological crises we have created.

There must be other sites for these developments and I urge you to reject these applications.
