

P - 2803

August 28, 2017

City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

Attention: Ms. Stacey Forfar, MCIP, RPP

**Re: Draft Plan of Subdivision and Zoning By-Law
Amendment Applications
961 Big Bay Ltd.
Part of North Half of Lot 19, Concession 12
Barrie, Ontario**

Ms. Forfar,

On behalf of 961 Big Bay Ltd., we are extremely pleased to provide you with Draft Plan of Subdivision and Zoning By-Law Amendment applications, as it pertains to the above noted lands, located in the Hewitt's Secondary Plan area.

More specifically, the subject lands are located on the south side of Big Bay Point Road, approximately halfway between 20th Sideroad and Prince William Way, and comprise of 0.65 hectares of vacant agricultural land.

The Hewitt's Secondary Plan Land Use Schedule 9C designates the lands "Residential Area". Lands designated "Residential Area" permit a range of low and medium density residential uses which are predominantly ground related development. In addition, related uses such as parks, squares and schools are also permitted within the designation.

The lands are zoned "RR - Residential Rural Zone" and "AG - Agricultural General Zone" under the provisions of the Town of Innisfil Zoning By-law 054-04, as amended. The enclosed Zoning Amendment application and Draft By-law propose to rezone the lands to be included in the City of Barrie Zoning By-law 2017-041, as amended. Specifically, the lands will be rezoned as Neighbourhood Residential R5 Zone, as indicated on the included draft zoning schedule.

The proposed Draft Plan of Subdivision consists of the following:

- Sixteen (16) single detached residential dwellings with a minimum frontage of 10 metres;
- One (1) buffer block; and,
- One (1) road widening block.

As the list above and the enclosed Draft Plan of Subdivision would indicate, the subject lands are a narrow parcel forming a small piece of an overall larger residential community. There are no roads included as a part of this proposal, and given the size and orientation of the lands, there is little opportunity to provide a variety of housing types. The proposed density of the development is 24.6 units per hectare, which conforms with the policies of the Hewitt's Secondary Plan.

Supporting Documents

Stage One Archaeological Assessment

This Land Archaeology Inc. was contracted by the client to conduct a Stage 1 Archaeological Assessment of the subject lands. The study provided background information on the property's geography, history and land conditions. The background information indicates high Aboriginal and Euro-Canadian archaeological potential. As such, a Stage 2 archaeological assessment of the property will be required.

Stage Two Archaeological Assessment

As required, This Land Archaeology Inc. conducted a Stage 2 Archaeological Assessment of the subject lands. The Stage 2 fieldwork involved a test pit assessment of land that could not be ploughed and visually assessed, totaling 0.57 hectares. The remaining 0.091 hectares was assessed as holding low potential as they were comprised of structures, driveways and a septic system. No archaeological resources were found during the Stage 2 assessment. The recommendation of the assessment is that no further archaeological assessment of the property is recommended, and that the report be entered into the Ontario Public Register of Archaeological Reports.

Noise Impact Study

R. Bouwmeester & Associates has been retained to assess potential noise impacts on residential uses within the proposed residential subdivision which the subject lands are a component of. The noise source potentially impacting this project is future traffic on Big Bay Point Road. Through the assessment of traffic data, it has been determined that certain dwellings will require forced air heating systems, with duct work sized to accommodate the future installation of central air conditioning at the owners expense. Therefore, the development as proposed can be developed in a manner that satisfies the requirements of MOECC noise guideline NPC-300.

Functional Design Review

LEA Consulting Ltd. was retained to conduct a Functional Design Review for the subject lands. The site traffic associated with the subject lands has been taken into account by the traffic analysis conducted in the Master Transportation Study. The lands have no access to any public roadways on their property, the only access provided is via Street "A" on the neighboring property. As such, Street "A" will need to be constructed by the neighboring property prior to the development of the subject lands.

Phase I Environmental Site Assessment

EXP Services Inc. was retained by the client to complete a Phase I ESA of the subject lands. Through site reconnaissance, potential sources of environmental impairment discovered were oil staining on the garage floor, and regulated building materials. The assessment recommends that the removal of the

garage floor slab is supervised and complete a limited soil sampling beneath the garage slab. Additionally, to complete a full Designated Substance Survey in the site building, further recommending that any existing building materials be managed in accordance with the applicable regulations and guidelines.

Based on the unit types provided, the proposed density of the development is 25.6 units per hectare. This calculation does not include any road allowances as none are included in the Draft Plan. In any case, this level of density complies with the density goals set out in the Hewitt's Secondary Plan for Areas designated Residential Area.

Functional Servicing and Stormwater Management Report

C.F. Crozier & Associates Inc. was retained by the owner to complete a Functional Servicing and Stormwater Management Report in support of the enclosed Draft Plan of Subdivision application. Their report outlines the proposed internal servicing and Stormwater management strategies for the subject lands.

Sanitary flows from the site will be serviced by a local sanitary sewer on Street 'A'. It is estimated that peak sanitary flow from the site will be 0.63 L/s, which will be directed from the site to proposed local collector and local trunk sewers on Street 'A', which will connect to a 250mm trunk sewer.

The site will be serviced by a local watermain that is proposed along Street 'A'. This watermain will connect to the proposed network for Hewitt's SPA via adjacent local watermain and the local trunk watermain running along a collector road east of the site.

A Stormwater management facility accounting for development of the subject lands has been included as part of the SIS drainage plan for the annexation lands. A storm sewer and catchbasin system is proposed along Street 'A' to provide a connection to the trunk storm sewer to direct flows to the SWM facility. Street 'A' will provide an overland flow route to direct water safely away from the development towards Big Bay Point Road. Remaining flows from the site will be directed to the rear yard double DICBs and will discharge to the existing storm sewer system.

Species at Risk Screening

Azimuth Environmental Consulting Inc. was retained by the owner to prepare a Species at Risk Screening for the subject lands. A series of activities were undertaken in order to complete a thorough screening. The assessment gives full consideration of the habitat requirements of all species at risk assumed and documented to occur in the general area. The investigation revealed that the proposed development will not have any negative impacts on the species listed under the Ontario ESA, 2007, nor is it expected to result in negative direct or indirect impacts to habitat of endangered or threatened species compliant with the ESA.

Given the above, please find the following materials enclosed in support of our clients applications for Draft Plan of Subdivision and Zoning By-law Amendment:

1. Four (4) copies of the Application for Approval of a Draft Plan of Subdivision, fully executed;
2. Two (2) copies of the Application for a Rezoning, fully executed;
3. One (1) cheque in the amount of \$38,415.00 (chq. No. 001007) representing the application fees for the City of Barrie;

4. One (1) cheque in the amount of \$491.03 (chq. No. 001019) representing a top up of the application fees for the City of Barrie;
5. One (1) cheque in the amount of \$14,500.00 (chq. No. 01006) representing the application fees for the Lake Simcoe Region Conservation Authority;
6. Twenty five (25) copies of the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated April 11, 2017;
7. Five (5) copies of the Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.;
8. Five (5) copies of the Functional Design Review, prepared by LEA Consulting Ltd., dated May 2017;
9. Five (5) copies of the Noise Impact Study, prepared by R. Bouwmeester & Associates, dated May 3, 2017;
10. Five (5) copies of the Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated August 2017;
11. Five (5) copies of the Stage One Archaeological Assessment, prepared by This Land Archaeology Inc., dated April 26, 2017;
12. Five (5) copies of the Stage 1-2 Archaeological Assessment, prepared by This Land Archaeology Inc., dated June 6, 2017;
13. Five (5) copies of the Phase I Environmental Site Assessment, prepared by EXP Services Inc., dated June 16, 2017;
14. Five (5) copies of the Species at Risk Screening, prepared by Azimuth Environmental Consulting Inc., dated June 2017;
15. One (1) disk, containing PDF and CAD of the above.

Trusting the above and enclosed are in order, we look forward to working with you on this exciting project and please do not hesitate to contact the undersigned should you have any comments or concerns.

Yours very truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon, BA, MCIP, RPP
Partner



Michael Paradisi, BURPI
Junior Planner