

**THE CORPORATION OF THE TOWNSHIP OF SEVERN
PLANNING & DEVELOPMENT COMMITTEE**



**Thursday, August 20, 2015
Council Chambers - Municipal Office**

7:00 P.M.

AGENDA

ADDENDUM AGENDA

G. CORRESPONDENCE (*for information*)

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CANADA POST
1860 MIDLAND AVENUE SUITE 200
SCARBOROUGH ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
1860 MIDLAND AVENUE BUREAU 200
SCARBOROUGH ON M1P 5A1

POSTESCANADA.CA

G-1 (a)

August 7, 2015

Greg Marek
County of Simcoe
1110 Highway 26
Administration Centre
Midhurst, ON L0L 1X0

Draft Plan of Subdivision
SV-T-1501
Coldwater, Township of Severn

Please be advised that Canada Post has no requirements or conditions regarding this project as the homes in question fall within the Post Office Box-served boundaries of the Coldwater Post Office.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you require further information, please do not hesitate to contact me.

Regards,

Nadya Singh

Officer, Delivery Planning
Office #: 416-751-0160 x2018
Nadya.Singh@canadapost.ca

c.c.: Andrew Fyfe, Township of Severn



Attention:
Greg Marek, MCIP, RPP
The Corporation of the County of Simcoe

Re:
Request for Comments
Proposed Draft Plan of Subdivision-8 Lots
Location: 48 Gray Street-Part of Lot 40 & All of Lot 41, Registrar's Compiled Plan 1721
Coldwater, Township of Severn, County of Simcoe

County of Simcoe File No. SV-T-1501

Hi, Greg,

Thank you for the opportunity to review and respond to the proposed draft plan of subdivision mentioned above. EastLink, as the incumbent local telephone exchange company in the Town of Coldwater, has no objection to the proposed development. There does not appear to be any conflict between the draft plan and existing/planned EastLink facilities.

We will be interested in extending our facilities within the municipal road allowance in an approved utility corridor in order to provide services to the new building lots once the development has been approved and the street extension is ready for those services to be placed.

Best Regards,

A handwritten signature in black ink, appearing to read "Al Camahan", is written over a horizontal line.

Al Camahan
Telco Planner
Engineering
Eastlink
Al.Camahan@corp.eastlink.ca T: 519.773.1284

CC:
Katie Mandeville: Planner
Township of Severn

July 2, 2015

Greg Marek, MCIP, RPP
Planner III
County of Simcoe
Planning Department
1110 Highway 26
Midhurst, ON L0L 1X0

Dear Greg Marek,

Re: Draft Plan of Subdivision- 8 Lots
Garry Hall
48 Gray Street
Part of Lot 40 & All of Lot 41,
Registrar's Compiled Plan 1721
Coldwater, Township of Severn, County of Simcoe
File No.: SV-T-1501

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea50@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in blue ink that reads "Nikki DeGroot". The signature is stylized with a large, sweeping flourish at the end.

Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754
500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com
Integrity. Safety. Respect.

ND/rv



Simcoe County District School Board

G-1 (d)

1170 Hwy. 26 West
Midhurst, ON L0L 1X0
Phone: (705)728-7570
Fax: (705)728-2265

June 22, 2015

Mr. Greg Marek, MCIP, RPP
Planner III
Planning Department
County of Simcoe
1110 Hwy 26
Midhurst, ON
L0L 1X0

FILE NO. SV-T-1501

Dear Mr. Marek

**GARRY HALL SUBDIVISION
48 GRAY STREET, COLDWATER
PT. OF LOT 40 & ALL OF LOT 41,
REGISTRAR'S COMPILED PLAN 1721
TOWNSHIP OF SEVERN**

Thank you for circulating a copy of the above-noted draft plan of subdivision to this office for review. The applicant is proposing to extend Sheppard Street to produce eight (8) residential building lots for single family detached homes. The lots will be serviced by municipal water and sewer.

Planning staff have no objection to this draft plan of subdivision. We request that the Board's standard conditions, as indicated below, be included:

- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
- That the owner agree to include in all offers of purchase and sale a statement which advises the prospective purchaser that school busses will not enter cul de sacs and pick up points will generally will be located on through streets convenient to the Board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.

Elementary pupils may attend Coldwater Public School and secondary pupils may attend OD/Park Street Secondary School.

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

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive style with a large initial "H".

Holly Spacek, MCIP, RPP
Senior Planner

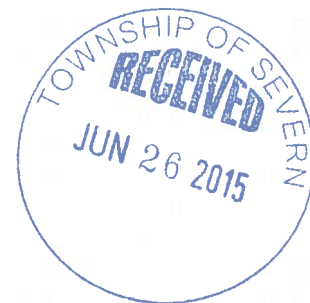
cc: Katie Mandeville
Planner
Township of Severn

June 23, 2015

County of Simcoe
 Planning
 1110 Highway 26
 Midhurst, ON L0L 1X0

Attention: Mr. Greg Marek, MCIP, RPP, Planner III

Re: **Request for Comments**
Proposed Draft Plan of Subdivision – 8 Lots
Applicant: Garry Hall
Location: 48 Gray Street – Part of Lot 40 & All of Lot 41,
Registrar's Compiled Plan 1721, Coldwater,
Township of Severn, County of Simcoe
County File No. SV-T-1501



Rogers Communications ("Rogers") has reviewed the Application for the above Subdivision and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that Municipal approval be granted subject to the following conditions:

- (1) Prior to registration of the Plan of Subdivision, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to registration of the Plan of Subdivision, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed Conditions of Draft Approval as prepared by Municipal Planners prior to their consideration by Council or any of its committees; and
- (3) the Planners' Report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact the undersigned.

Regards,

Neill Kennerney

Neill Kennerney, System Planner
 Rogers Communications Inc.
 (705) 737-4660 x6963
neill.kennerney@rci.rogers.com

CC: Township of Severn, P.O. Box 159, 1024 Hurlwood Lane, Orillia, ON L3V 6J3



HIAWATHA FIRST NATION
123 Paudash Street
Hiawatha, ON K9J 0E6

Chief: Greg Cowie
Councillor: Kirk Edwards
Councillor: Lorne Paudash
Councillor: Trisha Shearer
Councillor: Art Vowles
Councillor: Katie Wilson

July 2, 2015

Dear Mr. Marek;

Thank you for the information you sent to Hiawatha First Nation regarding the proposed draft plan of subdivision for 48 Gray Street, Coldwater which is being proposed within Hiawatha First Nation's Traditional and Treaty Territories. Hiawatha First Nation appreciates that Simcoe County recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult Process. The correspondence Hiawatha First Nation has received is not considered meaningful consultation but rather information sharing.

As per the Hiawatha First Nation Consultation Protocol, your proposed project is deemed to have little, if any, impact on Hiawatha First Nation's traditional territory and/or rights. Please keep us apprised of any updates, archaeological findings, and/or of any environmental impacts, should they occur. Hiawatha First Nation requests you contact us if archaeological artifacts are found as we require our trained archaeological liaisons be present at the archaeological sites during the assessments. We also ask that you forward any archaeological reports to Hiawatha First Nation as they are completed. Any maps pertaining to the project should be sent to Hiawatha First Nation in a shape file.

Hiawatha First Nation reserves the right to provide additional comment should further development result in additional potential impact on our traditional territory and rights. Please be aware that while we request to be kept apprised throughout all phases of this project, we may not always have representation at all stakeholders meetings.

Further correspondence may be directed to my attention at the mailing address above or the e-mail address below.

In good faith and respect,

Lori Loucks
 Core Consultation Worker
 Hiawatha First Nation

lloucks@hiawathafn.ca
 Tele: (705) 295-7771
 Fax: (705) 295-7131

Katie Mandeville

From: MacLean.Tallis@HydroOne.com
Sent: Tuesday, June 23, 2015 8:53 AM
To: Marek, Greg
Subject: Simcoe (Garry Hall) SV-T-1501

Draft Plan of Subdivision No. SV-T-1501

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group. subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

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Katie Mandeville

From: Marek, Greg <Greg.Marek@simcoe.ca>
Sent: Tuesday, July 28, 2015 2:03 PM
To: 'darlene@lehmanplan.ca'
Cc: Katie Mandeville; Joshua Morgan
Subject: RE: SV-T-1501 Subdivision Application Circulation

Thanks Darlene

Greg Marek, MCIP, RPP
Planner III
County of Simcoe, Planning Department
Phone: 705-726-9300 x1362

 Please consider the environment before printing my email.

From: darlene@lehmanplan.ca [<mailto:darlene@lehmanplan.ca>]
Sent: Tuesday, July 28, 2015 1:36 PM
To: Marek, Greg
Subject: RE: SV-T-1501 Subdivision Application Circulation

Hi Greg,

TransCanada PipeLines Limited does not have any facilities in this location and as such we have no comments or concerns with the application.

Thank you,

Darlene Presley,
Project & Planning Coordinator
TransCanada PipeLines Limited
C/O Lehman & Associates
97 Collier St.
Barrie, ON
L4M 1H2

From: Marek, Greg [<mailto:Greg.Marek@simcoe.ca>]
Sent: July 28, 2015 11:56 AM
To: 'NoticeReview@infrastructureontario.ca' <NoticeReview@infrastructureontario.ca>; 'Kristin Dibble Pechkovsky' <kdpechkovsky@smcdsb.on.ca>; 'clachapelle@csdccc.edu.on.ca' <clachapelle@csdccc.edu.on.ca>; 'darlene@lehmanplan.ca' <darlene@lehmanplan.ca>; 'Raymond Beshro' <Raymond.Beshro@cn.ca>; 'SINGH, Nadya' <Nadya.Singh@canadapost.postescanada.ca>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; 'rowcentre@bell.ca' <rowcentre@bell.ca>; 'Engineering.Ontario@corp.eastlink.ca' <Engineering.Ontario@corp.eastlink.ca>
Cc: 'Katie Mandeville' <KMandeville@townshipofsevern.com>; Joshua Morgan <jmorgan@morganplanning.ca>; 'Andrew Fyfe' <AFyfe@townshipofsevern.com>
Subject: SV-T-1501 Subdivision Application Circulation

Good afternoon,

Please find attached a copy of a circulation notice, draft plan of subdivision, and subdivision application form which were sent to your offices on June 17, 2015 for review and comment. Just a friendly reminder that the County is looking for your comments as it relates to your agency's interests. Please provide the County with your comments by August 7th, 2015. If a response is not received by that date the County will assume you have no comments.

Please contact me if you have any questions or require additional materials.

Thank you.

Greg Marek, MCIP, RPP
Planner III

County of Simcoe, Planning Department
1110 Highway 26, Midhurst, ON L0L 1X0
Phone: 705-726-9300 x1362 Fax: 705-727-7984
Email: greg.marek@simcoe.ca
simcoe.ca

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