INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

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

April 14, 2026

Attention: Logan Juffermans
Senior Planner

Re: Comment Letter – City of Barrie Proposed Boundary Adjustment
Official Plan Amendment 2051
700 Line 1 South

Innovative Planning Solutions has been retained by Kimberly-Anne Hickling and Dennis Milton Hickling to provide comments on the City of Barrie Official Plan, 2051, in the context of the Province of Ontario's enactment of the Barrie–Oro-Medonte–Springwater Boundary Adjustment Act, 2025. As of January 1, 2026, lands formerly within the Township of Springwater and the Township of Oro-Medonte were incorporated into the City of Barrie, with municipal services now provided by the City.

Through this comment letter, we express support for the City of Barrie's boundary adjustment and long-term growth management objectives advanced through the City-Initiated Official Plan Amendment, which is intended to accommodate future housing, employment, and infrastructure needs. We acknowledge the importance of aligning Official Plan 2051 with the newly adjusted municipal

INFO@IPSCONSULTINGINC.COM
647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W, VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405, MARKHAM, ON, L3R 9W9
T: (705) 812-3281
F: (705) 812-3438

boundaries and ensuring that annexed lands are appropriately integrated into the City's planning framework.

The comments provided herein relate specifically to lands municipally known as 700 Line 1 South, now located within the City of Barrie as a result of the boundary adjustment. These lands are intended to be considered through the City's updated land-use designation and policy framework to support their appropriate development and alignment with Barrie's long-term growth and infrastructure objectives.

Subject Property and Context – 700 Line 1 South

Figure 1: Subject Lands and Surrounding Context

The subject lands have approximately 201.64 metres of frontage along Line 1 South, an area of approximately 20.87 hectares, and a depth of approximately

1,020 metres. The lands contain existing rural residential and agricultural-related uses, including dwellings, accessory structures, and cultivated or maintained open areas, along with treed and naturalized portions. The subject lands are identified on **Figure 1**.

The surrounding land-use context is consistently rural and agricultural in character.

City of Barrie Official Plan Amendment: Recommendations

The lands municipally known as 700 Line 1 South are identified on "Map 2" of the draft Official Plan Amendment as being designated Neighbourhood Area and Natural Heritage System (NHS) **(Figure 2)**. While the City's objective of protecting

Figure 2: Official Plan Amendment Boundary Adjustment 2026 - Map 2 Land Use Designation

significant ecological features and functions is supported, the extent of the NHS designation applied to the subject lands is overly broad and does not accurately reflect the site's physical characteristics or ecological function.

The Barrie Official Plan 2051 establishes the Natural Heritage System as a key component of the City's community structure; however, it also recognizes that NHS mapping is based on high-level, city-wide analysis and is subject to refinement through site-specific review. NHS boundaries are not intended to be fixed and may be adjusted where supported by more detailed environmental information or refined technical analysis.

Through the boundary adjustment process, the NHS designation has relied on generalized indicators such as aerial imagery, forest block assumptions, conservation authority mapping, and unevaluated wetlands. While appropriate at a strategic scale, this approach can result in the inclusion of lands that do not contain active natural heritage features, do not perform meaningful ecological functions, or have been altered through agricultural use. The Official Plan anticipates this limitation and provides for proportionate, evidence-based refinement of the Natural Heritage System.

The purpose of the NHS designation is to protect lands where ecological value has been demonstrated, not to preclude development by default. Where lands no longer function as part of the Natural Heritage System, continued application of the designation does not advance the intent of the Plan and unnecessarily constrains lands designated Neighbourhood Area. Neighbourhood Areas are intended to accommodate population growth and support complete communities, particularly within Designated Greenfield Areas, where environmental constraints can be clearly identified and avoided.

The Official Plan requires that any refinement of the Natural Heritage System demonstrate no negative impact on ecological features and functions, system connectivity, hazard lands, or long-term climate resilience objectives. A refined

NHS boundary that retains protection of confirmed features and required buffers, while removing lands that do not meaningfully contribute to the system, would satisfy this test and improve mapping accuracy.

In this context, it is requested that the City refine the extent of the Natural Heritage System designation on the subject lands to more accurately reflect site-specific conditions and ensure consistency with the intent and implementation framework of the Barrie Official Plan 2051. **(Figure 3)**

Figure 3: Map 2 Proposed Land Use Designation

A refinement of the Natural Heritage System designation is being requested to better reflect existing site conditions and ecological function. Portions of the lands currently identified as Natural Heritage consist of active agricultural fields that function as working farmland and do not contain natural heritage features or

perform ecological functions intended to be protected through NHS policies. Other portions include forested areas that are significantly degraded, characterized by extensive ash tree mortality resulting from Emerald Ash Borer infestation, which has substantially reduced their ecological integrity.

This request is limited in scope and does not seek the removal of protection from lands that perform a legitimate environmental protection function. Areas that contain confirmed environmental features or hazard-related functions and are appropriately identified as Environmental Protection (EP) lands are not being challenged and are intended to remain protected. The requested refinement is focused solely on excluding lands that do not meaningfully contribute to the Natural Heritage System, consistent with site conditions and the intent of the Official Plan.

Conclusion and Site-Specific Requests

The Natural Heritage System designation applied to portions of 700 Line 1 South is overly broad and does not reflect site conditions. The Barrie Official Plan 2051 anticipates refinement of NHS mapping through site-specific review, and continued application of the designation to lands without demonstrated ecological features or functions is not warranted.

It is requested that the City refine the NHS mapping to remove lands lacking natural heritage value and adjust the Neighbourhood Area designation based on **Figure 3**.

We trust the above is satisfactory and look forward to working with City of Barrie staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions

Darren Vella, MCIP, RPP
Legacy Partner & Founder

Abby Pakyanathan, BURPl
Intermediate Planner

INFO@IPSCONSULTINGINC.COM

647 WELHAM ROAD, UNIT 9A,
BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W,
VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405,
MARKHAM, ON, L3R 9W9
T: (705) 812-3281
F: (705) 812-3438

From: Landings of WIllow Creek <
Sent: Monday, April 13, 2026 9:29 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: portion of land alongside pentanguishene.

Please approve this for official amendment

This is about the 8 acres of land fronting Penetanguishene road that is zoned EP.
This land is in between 2 commercial buildings,. the clubhouse & barrie self storage.

This land has no trees, no creek, no hills, far away from the creek & always dry.
This land is just a flat field of grass.

This land can be better served for the community as a purpose built commercial, even with enhanced engineering measures to ensure proper building of more elevated standards.

The current zoning EP does not meet the description, there is nothing to protect on this land.
Landings of Willow Creek would like to see the zoning changed & therefore develop a better expanded commercial building to better serve the public & the community.

Thanks you
Sam Catalano
Owner

INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

April 14, 2026

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

Attention: Logan Juffermans
Senior Planner

Re: Comment Letter – City of Barrie Proposed Boundary Adjustment
Official Plan Amendment 2051
543 Anne Street North

Innovative Planning Solutions has been retained by Anne Street North Farms Inc. to provide comments on the City of Barrie Official Plan, 2051, in the context of the Province of Ontario's enactment of the Barrie–Oro-Medonte–Springwater Boundary Adjustment Act, 2025. As of January 1, 2026, lands formerly within the Township of Springwater and the Township of Oro-Medonte were incorporated into the City of Barrie, with municipal services now provided by the City.

Through this comment letter, we express support for the City of Barrie's boundary adjustment and long-term growth management objectives advanced through the City-Initiated Official Plan Amendment, which is intended to accommodate future housing, employment, and infrastructure needs. We acknowledge the importance of aligning Official Plan 2051 with the newly adjusted municipal

INFO@IPSCONSULTINGINC.COM
647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W, VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405, MARKHAM, ON, L3R 9W9
T: (705) 812-3281
F: (705) 812-3438

boundaries and ensuring that annexed lands are appropriately integrated into the City's planning framework.

The comments provided herein relate specifically to lands municipally known as 543 Anne Street North, now located within the City of Barrie as a result of the boundary adjustment. These lands are intended to be considered through the City's updated land-use designation and policy framework to support their appropriate development and alignment with Barrie's long-term growth and infrastructure objectives.

Subject Property and Context – 543 Anne Street

Figure 1: Subject Lands and Surrounding Context

INFO@IPSCONSULTINGINC.COM

647 WELHAM ROAD, UNIT 9A,
BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W,
VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405,
MARKHAM, ON, L3R 9W9
T: (705) 812-3281
F: (705) 812-3438

The subject lands have approximately 484 metres of frontage along Anne Street North, an overall area of approximately 41.75 hectares, and a depth of approximately 696 metres. The lands are currently vacant with generally flat topography. Surrounding land uses include vacant lands to the north, agricultural type uses to the west, residential uses to the south, and a combination of residential and vacant lands to the east. The subject lands are identified on **Figure 1**.

City of Barrie Official Plan Amendment: Recommendations

The proposed Official Plan Amendment designates approximately 16 acres of the subject lands at 543 Anne Street North as Greenspace and remaing lands to Nieghbourhood Area **(Figure 2).** However, the proposed Greenspace parcel is fragmented by a future public road and is located adjacent to the TransCanada Pipeline right-of-way, resulting in a Greenspace configuration that is physically divided, constrained, and limited in its ability to function as a cohesive or meaningful open space system. The fragmentation of the Greenspace designation reduces its usability, connectivity, and overall effectiveness in achieving the City's Greenspace objectives.

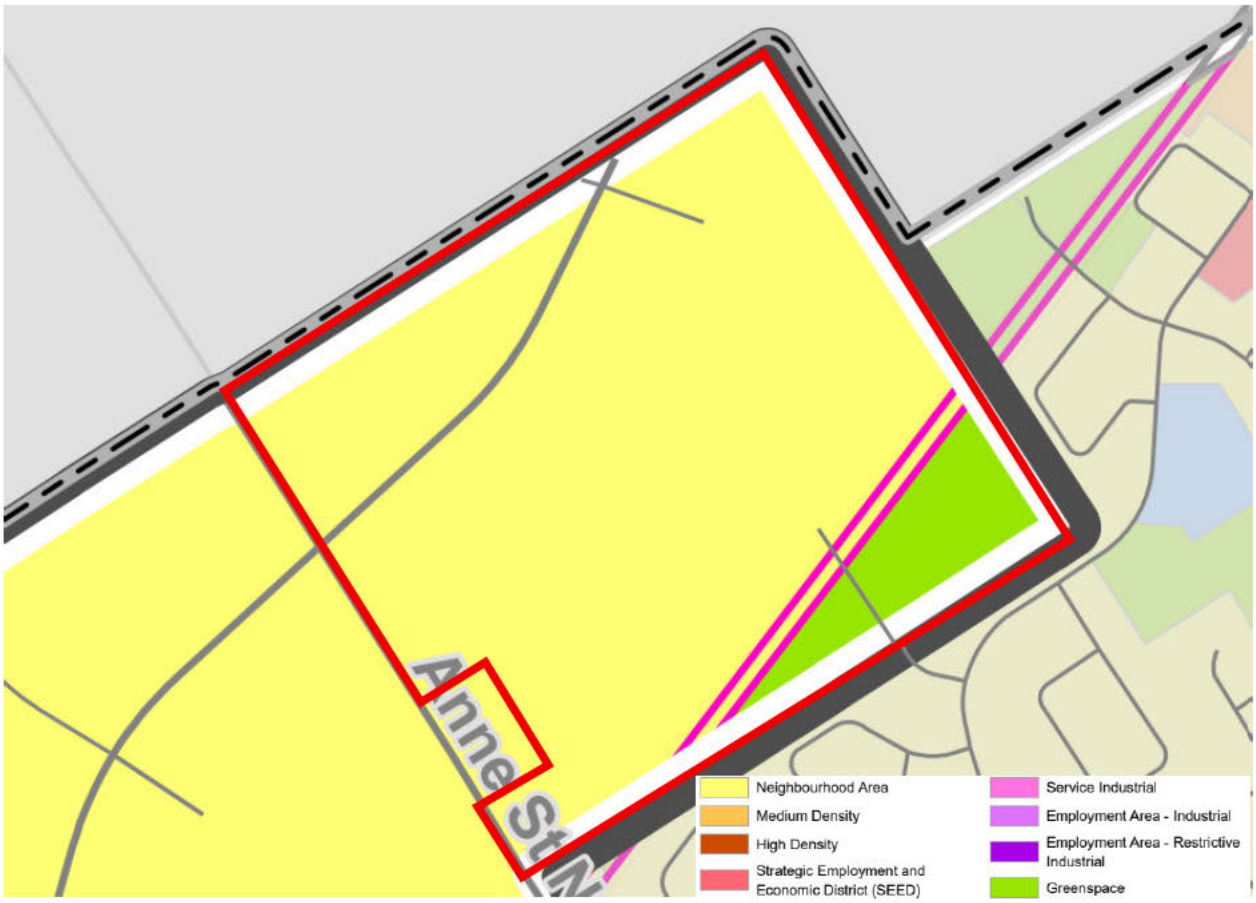


Figure 2: Official Plan Amendment Boundary Adjustment 2026 - Map 2 Land Use Designation

The subject lands have a total area of approximately 41.75 hectares and are proposed to accommodate a Community Park in a more central location. We understand the purpose of the Greenspace designation was to create a physical buffer between the existing community and new development. While we feel there may be an opportunity for a transitiion area to be created, we do not agree that the size and configuation shown represents good planning. The introduction of 16 acres of lands designated Greenspace significantly reduces the development potential of the site and limits the ability to plan a compact, efficient, and complete neighbourhood.

Figure 3: Proposed Conceptual Plan

The Barrie Official Plan permits parks and open space uses within lands designated Neighbourhood Area. **Figure 3** provides a conceptual design that would allow for two alternatives:

1. Retain the lands within the Neighbourhood Area designation while addressing parks through the subdivision and detailed design process, would allow the City to achieve its park objectives without unnecessarily removing development potential and while supporting a complete neighbourhood.
2. Reducing the Greenspace designation acknowleding the potential for Neighbourhood Area uses within the 16 acre block.

It is our preference that option 1 creates the greatest flexilbity to achieve the best outcome for the City.

Conclusion and Site-Specific Requests

Designating approximately 16 acres of the subject lands at 543 Anne Street North as Greenspace is not appropriate, as the area is fragmented by a future road and the size and configuration is not appropriate. The proposed Greenspace designation unnecessarily removes development potential from lands that are intended for future community area uses. As the Barrie Official Plan permits parks and open space within Neighbourhood Areas, the Owner requests that the Greenspace designation be designated Neighbourhood Area, with greenspace addressed through the future development approvals process.

We trust the above is satisfactory and look forward to working with City of Barrie staff throughout the review process. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions

Darren Vella, MCIP, RPP
Legacy Partner & Founder

Abby Pakyanathan, BURPl
Intermediate Planner

INFO@IPSCONSULTINGINC.COM

647 WELHAM ROAD, UNIT 9A,
BARRIE, ON, L4N 0B7
T: (705) 812-3281
F: (705) 812-3438

3800 STEELES AVE W, UNIT 200 W,
VAUGHAN, ON, L4L 4G9
T: (905)291-7525
F: (705) 812-3438

8920 WOODBINE AVE, SUITE 405,
MARKHAM, ON, L3R 9W9
T: (705) 812-3281
F: (705) 812-3438

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

295 Penetanguishene Road Inc.
1050 Finch Ave. W, Suite 201
Toronto, ON, M3J 2E2

Attn: Mr. Akiva Wolff

Re: Letter of Opinion on Proposed City Official Plan Amendment for 295 Penetanguishene Road, Barrie, Ontario
Cambium Reference: 02601940.000

Dear Mr. Akiva Wolff,

Cambium Inc. (Cambium) is pleased to provide 295 Penetanguishene Road Inc. (the Client) with the following letter of opinion regarding the proposed Official Plan Amendments and draft schedule mapping released by the City of Barrie, as they relate to the property located at 295 Penetanguishene Road, in the City of Barrie, Ontario (the Site).

As of January 1, 2026, the Ontario government approved the annexation of approximately 457 hectares of land from the Township of Oro-Medonte into the City of Barrie, as part of a broader boundary adjustment that also included land from Springwater. The annexed lands are primarily rural and undeveloped, including farmland and areas adjacent to Barrie's existing urban limits. The expansion is intended to support Barrie's long-term growth, providing additional land for residential development, community infrastructure, and employment areas.

The City of Barrie has since initiated an Official Plan Amendment application (D30-005-2026) to incorporate lands added to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, into the City of Barrie's Official Plan 2051 (May 2024). Draft Official Plan maps and proposed amendments to the Official Plan text were published on the City of Barrie website on March 25, 2026, along with a notice for an upcoming open house and public meeting.

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

The following letter provides an overview of the proposed schedule mapping amendments, as they relate specifically to the Site, as well as a discussion on the accuracy of the mapping from a natural heritage perspective.

REVIEW OF PROPOSED SCHEDULE MAPPING AMENDMENTS

According to the Official Plan Boundary Adjustment 2026 Official Plan Map 2 (Land Use Designation), the Site is designated as 'Neighbourhood Area', 'Commercial District' and 'Natural Heritage System'. The identified 'Natural Heritage System' is further characterized in Map 3 (Natural Heritage Protection Overlay). Map 3 identifies the Site as containing areas with the following Natural Heritage Protection classifications: Environmental Protection Area (EPA) - Level 1, and EPA - Level 2, and EPA – Level 3, as shown in Figure 1 below.

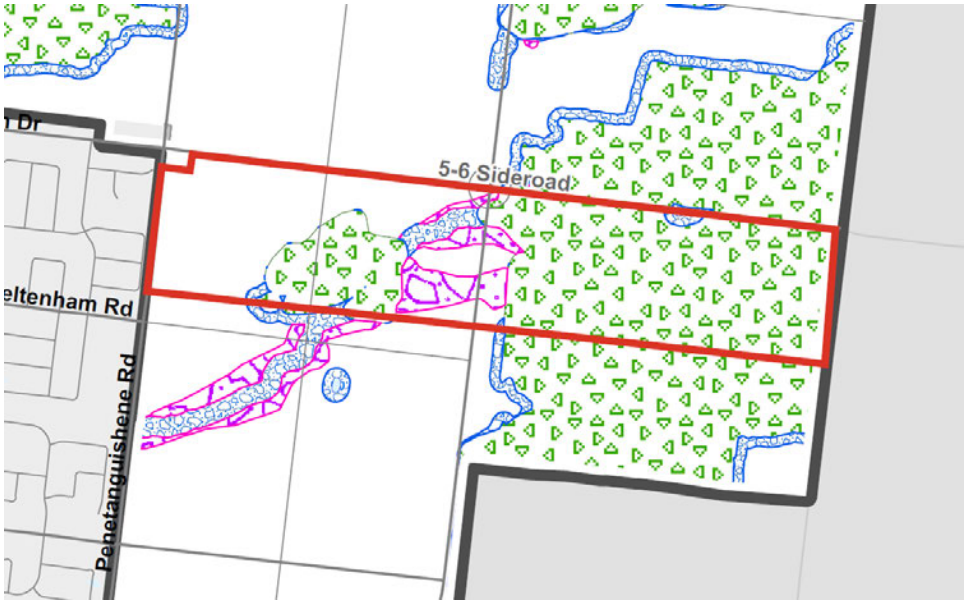


Figure 1 Draft Official Plan Map 3 - Natural Heritage Protection Overlay
Legend: EPA – Level 1: Green Hatching; EPA – Level 2: Blue Hatching; EPA – Level 3: Purple Hatching; Site Boundary: Red Polygon

As outlined in Section 5.4.2 of the City of Barrie Official Plan, 2051, the components of the City's Natural Heritage System are characterized into three Environmental Protection Areas (EPA) levels based on their level of protection. A description of the features and criteria for each EPA level are provided in Table 1 below.

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

Table 1 City of Barrie Environmental Protection Area Levels

Feature Level	Description/Criteria
Level 1	• Provincially Significant Wetlands (PSWs); • Unevaluated wetlands greater than 0.5 hectares in size; • Significant woodlands greater than 4.0 hectares in size; • Woodlands greater than 10.0 hectares in size; • Significant habitat of endangered species; • Natural areas abutting Lake Simcoe; • Significant valleylands and threatened species habitat; • Watercourses, associated minimum vegetation protection zones, and connectivity linkages; and, • Lands identified as environmental protection areas through site-specific planning or development processes.
Level 2	• Significant valleylands; • Provincially Significant Life Science Areas of Natural and Scientific Interest (ANSI); • Significant wildlife habitat; • Minimum vegetation protection zones and connectivity linkages; • Significant woodlands less than 4.0 hectares in size; • Woodlands greater than 4.0 hectares and less than 10.0 hectares in size; and, • Woodlands located within 30 metres of a Level 1 feature.
Level 3	• Regionally significant Life Science Areas of Natural and Scientific Interest (ANSI); • Woodlands greater than 0.5 hectares and less than 4.0 hectares in size; • Woodlands located within 30 metres of a Level 2 feature; • Wetlands less than 0.5 hectares in size; • Cultural thicket or cultural meadow communities contiguous with woodland and wetland patches; and, • Connectivity linkages.

The following section reviews the features identified as Level 1, 2 and 3 within the draft Official Plan schedule maps, in consideration of historical land-use and site-specific knowledge of the on-site features.

DISCUSSION

A desktop review of the Site and adjacent lands was completed using industry standard publicly accessible information. Recent and historical orthoimagery was utilized to further develop an understanding of the natural heritage context of the Site. In addition, engineering drawings were received from the City of Barrie outlining both the design and as-built specification of the on-Site Stormwater Management Facility (SWMF).

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

Based on this review, Cambium is of the opinion that some of the identified land use designations and environmental protection overlays identified in Maps 2 and 3 are not in alignment with the intent of the City's policies.

Environmental Protection Area – Level 1

The area identified as EPA Level 1, centrally located on the Site, corresponds with an area directly adjacent (to the north and east) of the existing SWMP on the Site. This pond was constructed in 1997 to service the Georgian Bay Drive Secondary Plan Area. Simcoe County imagery from 1989 shows the Site conditions pre-pond construction, as shown in Figure 2 below. Simcoe County imagery from 1997 provided in Figure 3, shows the initial site alteration conducted to accommodate the pond construction. Figure 4 below, shows the fully constructed pond in its current state in 2025.

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

Figure 2 County of Simcoe Imagery, 1989 (Pre-Construction)

Figure 3 County of Simcoe Imagery 1997 (During Construction)

Figure 4 County of Simcoe Imagery 2025 (Current)

It is acknowledged that the genesis of the EP1 overlay is due to wetland interference and hazard mapping outlined in Nottawasaga Valley Conservation

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

Authority (NVCA) regulation modelling. However, as outlined above, the area is anthropogenically derived and a relic of the SWMF construction activities, as illustrated on Figure 3.

In addition, based on a review of the (Greenland Engineering Group & Schaeffers Consulting Engineers, 1996) and the as-built drawing provided in Appendix A, the area corresponds to a large area of fill placed during the construction of the pond. The elevations provided on the as-built drawing and contours shown on public mapping, further outline that the area is located on a slope ranging from 255 masl to 250.9 masl. Conversely, the wetlands at the eastern extent of the Site occur at a lower elevation (248 m ASL), suggesting that hydrologic conditions conducive to naturally occurring wetland formation are associated with lower elevations onsite. Given these conditions, the area is unlikely to support a sensitive wetland feature and is more likely occupied by a disturbed meadow community which has established as a result of the pond construction.

The remainder of the area captured by the proposed Level 1 designation, immediately east of the SWMF, is the faculties outlet, which conveys flows eastward toward the mapped wetlands at the eastern limit of the Site. Although the outlet is anticipated to contain wetland species, the feature should not be considered a natural heritage wetland as it is a component of the stormwater management pond infrastructure and is subject to routine maintenance, as per the Georgian Drive Secondary Plan Area Stormwater Design Brief (Greenland Engineering Group & Schaeffers Consulting Engineers, 1996).

<u>Environmental Protection Area – Level 2 and 3</u>

The proposed draft Official Plan Map 3 also identifies Level 2 and Level 3 features associated with the Level 1 feature discussed above. Based on Cambium's desktop analysis, these designations appear to correspond to drainage features evident on available aerial imagery. However, based on the City of Barrie's definitions, drainage features are not explicitly captured within the criteria for Level 2 or Level 3 Environmental Protection Overlays.

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

While these features may have been identified as potential connectivity linkages within the Natural Heritage System, our broader landscape review indicates that they do not provide meaningful ecological connectivity to lands to the west. Specifically, the drainage features appear to terminate at Penetanguishene Road, beyond which the landscape is characterized by residential development, with no apparent upstream or downstream connections.

SUMMARY

In summary, Cambium is of the opinion that the proposed Level 1 designation located centrally on the Site should be removed from the draft schedule mapping (Map 2 and Map 3). Based on the information provided herein, the area does not meet the criteria or intent of Level 1 features outlined in the City of Barrie Official Plan. In addition, given the above context, we also recommend the associated Level 2 and 3 features be removed and/or further reviewed by the City, recognizing the lack of functional linkage west of the Site and the context of the central EP1 area discussed herein.

We welcome the opportunity to discuss or provide clarification of any aspect of this report. Please do not hesitate to contact the undersigned at 1-866-217-7900. We appreciate the opportunity to provide services for this project.

Best regards,

Cambium Inc.

Signed by:
DDCE32943D5C412...

Camden Jermey, B.Sc., Can-CISEC
Team Lead - Senior Ecologist

DocuSigned by:
DD6F5C07A33A475...

Danielle Leal, B.Sc.
Ecologist

DJL/cpj

Encl. *Cambium Statement of Qualifications & Limitations*
Appendix A – SWM Pond Design Drawing

Copies: *Cameron Sellers <csellers@ipsconsultinginc.com>*
Akiva Wolff <awolff@initialcorp.com>

\\cambiumincstorage.file.core.windows.net\projects\02600000 - 19999\02601940.000 NAT- EIS - 295 Penetanguishene Road, Barrie\08-Deliverables\SUBMISSION - Letter of Opinion\Final\2026-04-02 LTR- 295 Penetanguishene - City OPA Review.docx

Docusign Envelope ID: 031B076F-B564-48CA-892B-E3E41A561914

CAMBIUM

Environmental

Geotechnical

Building Sciences

Construction Testing & Inspections

Telephone
(866) 217.7900
(705) 742.7900

Facsimile
(705) 742.7907

Website
cambium-inc.com

Mailing Address
P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations
Peterborough
Kingston
Barrie
Ottawa
Whitby

Laboratory
Peterborough

Professional Engineers Ontario

APGO

April 2, 2026

STATEMENT OF QUALIFICATIONS & LIMITATIONS

Limited Warranty

Cambium relies on its client to provide instructions on the scope of work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards, and with the degree of care and skill ordinarily exercised by professionals performing similar services for similar projects in the same region. Unless required under applicable laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings, results, information and data prepared by Cambium are based on the materials, documents and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work. In formulating its findings, results, information and data, Cambium assumes that the information, documents and materials provided by the client to Cambium are factual, accurate and represent a true depiction of the circumstances that exist at the Project. Cambium relies on its client to inform Cambium if there are changes to any such information, documents and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information, documents or materials provided by the client, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to Cambium, are unknown by Cambium, or are otherwise concealed from Cambium during the provision of its services.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in the findings, results, information and data prepared by Cambium. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after Cambium has completed its work. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its work.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies. Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information purposes only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested and paid for by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in findings, results, information and data prepared by Cambium, are beyond the scopes of the work performed by Cambium and such matters have not been investigated or addressed.

Intellectual Property Rights

Upon full payment of all fees properly owing to Cambium, the client shall have a perpetual, non-exclusive, non-transferable license (without sub-licensing rights) to use the work and reports prepared by Cambium solely for their intended purpose. For greater certainty, Cambium retains all right, title, and interest in and to the work and reports, and they may not be modified, used for other purposes, or relied upon for additional work without Cambium's prior written consent.

Reliance

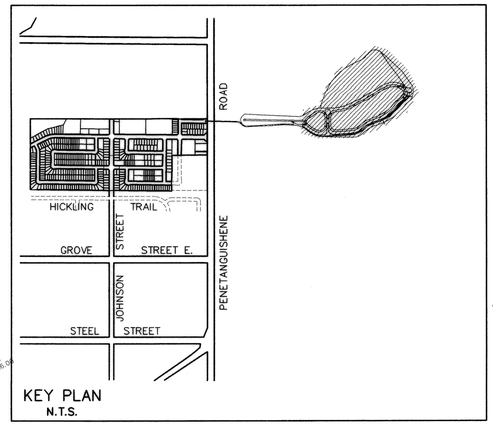
Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

Limitation of Liability

Potential liability to the client arising out of the report is limited to an amount equal to the fees paid to Cambium for the preparation of the report. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for indirect, consequential, aggravated or punitive damages and the client expressly waives the right to claim for such damages.

Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.



KEY PLAN
N.T.S.

THE INFORMATION PRESENTED HAS BEEN PREPARED FOR DEPARTMENT USE ONLY. THE CITY OF BARRIE, IT'S EMPLOYEES OR AGENTS, DO NOT UNDERTAKE TO GUARANTEE THE VALIDITY OF THE CONTENTS AND WILL NOT BE LIABLE FOR ANY CLAIMS FOR DAMAGES OR LOSS OF USE ARISING FROM THEIR APPLICATION OR INTERPRETATION, BY ANY PARTY.

LEGEND

- ACCESS ROAD 100mm DEPTH OF 20mm CRUSHER RUN LIMESTONE 300mm DEPTH OF 50mm CRUSHER RUN LIMESTONE
- 500mm DEPTH RIP RAP STONE (CLASS I) ON TOP OF TERRAFIX FILTER CLOTH TYPE 270R OR APPROVED EQUAL.
- T-45 TERRAFIX CONC. BLOCKS ON TOP OF 270R FILTER CLOTH AND DEPTH OF 20mm CRUSHER RUN LIMESTONE LEVELLING COURSE.

NOTES

REFER TO DWG, No. 40

REFER TO DWG. No. 40

H.W.L. 253.50
3:1 SLOPE
251.20
4:1 SLOPE
BOTT. 249.80

FOREBAY

TWIN 15.0m 300ø CSP
GA12 @ 0.50%
IN INV. 250.50
OUT INV. 250.42

0.50m DEPTH OF RIP-RAP STONE (CLASS I) ON TOP OF TERRAFIX FILTER CLOTH TYPE 270R OR APPROVED EQUAL.

T-45 TERRAFIX CONC. BLOCKS ON TOP OF 270R FILTER CLOTH AND DEPTH OF 20mm CRUSHER RUN LIMESTONE LEVELLING COURSE

LIMIT OF FILL

FILL

1.80m HIGH CHAIN LINK FENCE(BSD-21)

254+00

3:1 SLOPE
W.L. 251.20
4:1 SLOPE
BOTT. 249.80

3.0m WIDE MAINENANCE ACCESS ROAD

ACCESS ROAD
100mm DEPTH OF 20mm CRUSHER RUN LIMESTONE
300mm DEPTH OF 50mm CRUSHER RUN LIMESTONE

H.W.L. 253.50

18.0m - 1200ø CONC. STM. @ 0.60%
INLET CONTROL STRUCTURE SEE DWG No.45 FOR DETAILS
GRAVEL JACKET
FLOW CONTROL STRUCTURE SEE DWG. No.45 FOR DETAILS
5.0m-375ø CONC. STM. @ 0.50%

20.0m-375ø CONC. STM. @ 0.50%
CONCRETE HEADWALL AS PER OPSD 804.04 INV. = 249.90 AND GRATING AS PER OPSD 804.05

1.80m HIGH CHAIN LINK FENCE(BSD-21)

1.50m WIDE, 0.30m THICK RIP-RAP STONES ON TOP OF 270R TERRAFIX FILTER CLOTH OR APPROVED EQUQL (SEE DETAIL ON DWG. No.44)

℄ OF Ex. DITCH

+254.00

EMERGENCY SPILLWAY
T-45 TERRAFIX CONC. 270R TERRAFIX FILTER OF 20mm CRUSHER LEVELLING COURSE

500mm DEPTH RIP RAP STONE (CLASS I) ON TOP OF TERRAFIX FILTER CLOTH TYPE 270R OR APPROVED EQUAL.

3:1 SLOPE

NOTE

ALL 3:1 SLOPES ALONG OPEN CHANNEL, AROUND FOREBAY AND STORAGE POND AND WHERE NOTED SHALL BE SODDED WITH CLASS 'B' VEGETATION.

BENCH MARK BM. T-92 (EL.262.225)
MONUMENT (No 010860469) IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GROVE St. AND NELSON St. (CITY OF BARRIE)

No.	REVISIONS	DATE	APPROVED
1.	AS CONSTRUCTED	MAR./04	

CITY OF BARRIE
APPROVED
DATE: FEB 20, 1998
DIRECTOR OF MUNICIPAL WORKS

BARRIE PUBLIC UTILITIES COMMISSION
DATE. . . . . .
COMMISSIONER

SCHAEFFERS Consulting Engineers
SCHAEFFER & ASSOCIATES LTD.
64 Jardin Drive
Concord, Ontario L4K 3P3
Tel: (905) 738-6100
Fax: (905) 738-6875
Toronto Line (416)213-5590

STORM WATER MANAGEMENT POND

CITY OF BARRIE INCORPORATED 1959

CITY of BARRIE

MUNICIPAL WORKS DEPARTMENT
43T-89043

DESIGN A.B.O.	SCALE HOR. 1:500, VER. 1:100	PROJ No. 95-E-1803
DRAWN R.S.	CHECKED H.T.	DWG. No. 40
DATE OCTOBER, 1996	SHEET No.	

1998-101-043

Logan Juffermans, RPP
Growth Management Program Manager
Boundary Adjustment Team

April 3, 2026

Re: Property Overlay Mapping and Official Plan Delineation Inquiry

Dear Mr. Juffermans,

Thank you for providing the overlay map of our property as part of the Boundary Adjustment review process. We appreciate the City's efforts in sharing this information and keeping us engaged as the work progresses.

Upon reviewing the map, we have some concerns regarding the accuracy of the overlay as it applies to our lands. While we understand that the current overlay mapping is a high-level and preliminary exercise, we want to ensure that the Official Plan ultimately designates the entire property appropriately and reflects site-specific conditions.

Based on the technical studies we have completed in support of our existing zoning designation, we believe that approximately 80% of the property is developable. As such, we are concerned that the current overlay may not fully align with the findings of these studies or the established development potential of the site.

In this regard, we would appreciate clarification on whether there is a formal process to refine or fine-tune the land use delineations prior to the Official Plan being enacted into law. Specifically, we would like to understand whether the City would consider a more detailed review of the property, including the possibility of a site visit, to ensure the mapping reflects on-the-ground conditions and available technical information.

Additionally, we would welcome any insight you can provide regarding the anticipated timing for municipal servicing to this area, as this information is important for our long-term planning.

Thank you again for your time and assistance. We look forward to your guidance on these matters and to continued collaboration with the City through this process.

Sincerely,

Walter Vaz

Heritage Estate Winery and Events

From: Michelle Schaefle <
Sent: Monday, April 6, 2026 3:45 PM
To: Melissa McCabe <Melissa.McCabe@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>
Subject: Re: Notice of Open House / Notice of Public Meeting - Official Plan 2051 (May 2024) re: Boundary Adjustment

Logan,

NVCA has reviewed the proposed OPA to incorporate lands transferred to the City of Barrie as a result of the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025*, and other adjacent lands.

NVCA reviewed Appendix 1 - Conservation Authority Areas in which NVCA regulated areas are included on the mapping. It is the understanding of staff that no changes are proposed to policies related to natural hazards.

Based on the foregoing, NVCA has no comments on the proposed OPA.

Michelle Schaefle, RPP, MCIP
Manager, Development Planning & Permits

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 231
mschaefle@nvca.on.ca | **nvca.on.ca**

From: Logan Juffermans <Logan.Juffermans@barrie.ca>
Sent: Tuesday, April 14, 2026 9:21 AM
To: Tammie Maynard <Tammie.Maynard@barrie.ca>; Cassidy Payne <Cassidy.Payne@barrie.ca>
Subject: FW: Barrie, ON. (Wallwin family trust lands)

Email from Wallwin Family for the Draft Official Plan Amendment regarding the property.

Logan Juffermans, RPP
Growth Management Program Manager
Boundary Adjustment Team
Pronouns: he, him, his

City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5
705-739-4220 ext. 4447
www.barrie.ca

From: jed handy <j
Sent: Monday, March 30, 2026 1:26 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Robert.Thompson@barrie.ca; Craig Nixon <Craig.Nixon@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>
Cc: Lynn Lamaroux < ; Heather Konefat Logan Juffermans <Logan.Juffermans@barrie.ca>
Subject: Fw: , Barrie, ON. (Wallwin family trust lands)

Mayor Nuttall, Members of the Affordability Committee and Ward 4 Counsellor A. Courser.
I am forwarding a copy of my recent email to Logan Juffermans, through whom we learned of the upcoming Open House and proposed Designation.
I wish it known that I/we (Members of the Wallwin Family Trust) object to the proposed Heritage designation affecting a large portion of our property located at , Barrie.
Unfortunately, we were informed at the end of March of the Open House/Public Meeting allowing us very little time to respond.
We will be providing a full professional letter/report on the Amendment in the near future.
I appreciate your attention in this matter.
Jed Handy
Trustee Wallwin

From: jed handy <
Sent: March 27, 2026 11:19 AM
To: Logan.Juffermans@barrie.ca <Logan.Juffermans@barrie.ca>
Cc: Lynn Lamaroux <
Subject: , Barrie, ON. (Wallwin family trust lands)

Logan Juffermans
Growth Management
Program Manager
Boundary Adjustment Team
City of Barrie.

Logan,
I have reviewed the supplied City of Barrie draft mapping document including my family's farm.
As you are aware it was recently annexed by Barrie from Springwater Township.
It appears Barrie's intention is to encumber a significant portion of the land with a Natural Heritage overlay.
As a trustee and spokesperson for the Wallwin Family Estate I wish to request further consideration.
The majority of the trees being a basis for your determination are "end of life" coniferous pine trees. A good number are either dead or dying. This covers the S/E part of the suggested Heritage lands.
We planted them as a windbreak over 40 years ago and they are sickly and still small calibre trees.
The remainder of the bush area to the N/W is old hard and soft wood which is dying or heavily damaged in the 2025 ice storm.
There is also a very old home which is no longer inhabitable and in fact should be torn down.
This entire area covers about 5 acres.
The balance of the land is presently being farmed and that area is approximately 38 acres.
I assume there has been no arborist inventory or other in-depth, thoughtful investigation completed as a basis to this proposed designation.
The reason for the annexation was stated to increase available commercial/industrial land.
Our property sits on the main intersection of the area (Sunnidale Road and Wilson/Ferndale)and would make an excellent addition to the available inventory of industrial land.
If I can assist you with any further documentation or information or even a site visit feel free to contact me.
Myself and other family members are planning on attending the Open House on 8 April and hope we can discuss this further.
Thank you for your consideration,

Jed Handy
Trustee, Wallwin Family Estate