

Public Meeting Comments Response Matrix

Project Name: Long Point Road

File No.: P2677

Public Meeting Date: April 19, 2021

Item	Received From	Submission / Comment	Response
	Grey Sauble Conservation Authority (GSCA)	<ol style="list-style-type: none"> Generally no objection Recommend that Block 25 be zoned Open Space and continue to be subject to Holding 'H1' symbol. No objection to remaining lands being re-zoned R1-3. Recommend the following preliminary Draft Plan Conditions: <ul style="list-style-type: none"> That a stormwater management plan be prepared to the satisfaction of the GSCA That the municipal drain be sized appropriately to accommodate post-development flows, as required That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the GSCA Zoning amendment be passed to recognize tree retention areas, to satisfaction of the GSCA Subdivision Agreement to include clause indication portions of the lands are regulated under O.Reg. 151/06. 	<ol style="list-style-type: none"> Acknowledged Acknowledged Draft Plan Conditions added. Standard Agreement clauses address requirements under O.Reg. 151/06.
	Niagara Escarpment Commission (NEC)	<ol style="list-style-type: none"> NEC can support the proposed plan of subdivision with inclusion of the following conditions: <ul style="list-style-type: none"> Detailed stormwater management report including downstream capacity assessment that demonstrates no negative impact on downstream properties A tree/vegetation protection plan to the satisfaction of the NEC A landscape plan to the satisfaction of the NEC Subdivision Agreement 	<ol style="list-style-type: none"> Draft Plan Conditions added.
	Historic Saugeen Metis	<ol style="list-style-type: none"> No objections or opposition to the proposed applications. 	<ol style="list-style-type: none"> Acknowledged
	Canada Post	<ol style="list-style-type: none"> Mail delivery to be provided through centralized Community Mail Boxes – 2 CMBs to be located in front of Block 25 Following draft plan conditions to be included: <ul style="list-style-type: none"> Developer to consult with Canada Post for suitable permanent location of CMBs Prior to offering units for sale, developer to display a map on the wall of the sales office indicating location of all CMBs 	<ol style="list-style-type: none"> Draft Plan Conditions added.

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		<ul style="list-style-type: none"> - All PSAs to include statement advising purchaser mail to be delivered via CMB. - Provide suitable and safe temporary CMB site. - Each CMB to be provided walkway access and curb depressions 	
	Hydro One	1. No comments or concerns at this time. The review considers issues affecting Hydro Ones 'High Voltage Facilities and Corridor Lands' only.	1. Acknowledged
	Enbridge Gas (operating as Union Gas)	1. Requires a Draft Plan Condition that the Owner/Developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project in a form satisfactory to Enbridge.	1. Draft Plan Condition added.
	Ministry of Transportation (MTO)	<ol style="list-style-type: none"> 1. Within MTO permit control area. Permit required prior to demolition, grading, construction, or alteration 2. MTO encroachment permit and legal agreement with municipality will be required for installation of any new infrastructure within MTO ROW. 	1. Acknowledged. Standard Agreement clauses address permit requirements.
	Town of Collingwood	1. No concerns or comments.	1. Acknowledged.
	Jane Barrett Michael and Jennifer Capone Ken Dale Kathleen Elliott Arnie Fierro Michelle and Grant Sloane Monica Stramaglia	<ol style="list-style-type: none"> 1. Very satisfied with Terra Brook as an owner of recently constructed home. 2. Well designed plans for homes and builders are attentive 3. Highly recommend to anyone considering purchasing a home 	<ol style="list-style-type: none"> 1. Comment received. 2. Comment received. 3. Comment received.
	Glenn Blaylock	<ol style="list-style-type: none"> 1. Concerned that allowing to build higher than the approved By-law is not necessary and will set the wrong precedent for this environmentally sensitive area. 2. Significant risk of traffic accidents at the intersection of Highway 26, Grey Road 21, and Long Point Road. Higher density build will only increase the risk. Traffic lights or circle required. 	<ol style="list-style-type: none"> 1. As submitted by the applicant, proposed building height is consistent with existing residential zoning permissions in the area which allow for 9.5m and 12m, in TBM and Collingwood, respectively. 2. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development.

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Marcin Chyb	<ol style="list-style-type: none"> 1. Overdevelopment will bring a lot of people who do not care about anything but partying, having a fun weekend, being loud, leaving garbage behind. This plan will change the area forever, and not for the better. 2. Area is not for loud noisy party-oriented people who buy properties who irreversibly destroy the natural beauty 3. Re-zoning will change it to something no one living here will like. 4. It will destroy natural habitat and impact the PSW. 5. Concern with Highway 26 and Long Point Road intersection. 6. The lots should only be allowed to have on single family home on each 	<ol style="list-style-type: none"> 1. Comment received. 2. Comment received. 3. Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. 4. EIS confirms to hydrological connection between subject lands as adjacent PSW. No negative impacts on natural heritage features result from proposed development. 5. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development. 6. Proposed draft plan satisfies maximum density permitted by the Official Plan and incorporates natural heritage features for protection, per EIS recommendations.
Heather Hops	<ol style="list-style-type: none"> 1. Concerned about environmental impacts and destruction of wildlife habitat 2. Concerned about increased traffic, safety, existing condition of Long Point Road, construction staging 3. Will result in reduced quality of enjoyment for neighbouring properties 4. Light impact of headlights on adjacent property 5. Disruption of sanitary sewer installation on creek and disruption of water table 6. Is there capacity in the WWTP? 	<ol style="list-style-type: none"> 1. Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. 2. A Traffic Opinion Letter has been prepared in support of the Subdivision. Site traffic generation confirmed to not have significant impact on intersection. Intersection controls to be installed with the build-out of adjacent Aquavil development. 3. Comment received. 4. To be further reviewed in detail design to investigate potential mitigation measures, i.e. landscaping etc. 5. Hydrogeological report required prior to final approval to assess dewatering in environmentally sensitive areas. 6. Draft Plan Condition added.
Lorrain Leslie	<ol style="list-style-type: none"> 1. Why is the site deemed Geographic Township of Collingwood when located in TBM? 2. High water level – how will new development deal with this? Development will create increase in odour from WWTP. 	<ol style="list-style-type: none"> 1. Property is located in the geographic are of the former Township of Collingwood (see legal description) 2. Dwellings to be constructed as ‘slab-on-grade’ with no basements. Hydrogeological report required prior to final approval to assess

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		<ol style="list-style-type: none"> Homes in area have been on sump pumps since 1980's EIS has not been made available to general public. Endangered species have been seen on property. Lack of traffic research Not in keeping with rest of housing in the area No notification of pricing This is a family neighbourhood. 	<p>dewatering in environmentally sensitive areas. Infrastructure upgrades/installations to be constructed, as needed, following detailed engineering design.</p> <ol style="list-style-type: none"> No basements permitted for new dwelling units. EIS is/has been available on project page on Town website Traffic Opinion Letter has been completed and includes review of potential impacts on Highway 26/Long Point intersection. See project page on Town's website. Single detached dwellings are the predominate housing form in the area. Proposed lots are compatible with existing and proposed development forms in Craigleith. Comment received. Comment received.
	Jamie and Vanessa Morrison	<ol style="list-style-type: none"> Concerned with tree loss and destruction of habitat. Not appropriate location for this development Increase in traffic and construction staging How will sewers be installed without disruption to creek or existing properties? Existing infrastructure needs to be updated before more development considered. 	<ol style="list-style-type: none"> Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed. Area is designated for Development in County and Municipal Official Plan. Traffic Opinion Letter has been completed and includes review of potential impacts. Construction Staging to be addressed through detailed design/building permit processes. Hydrogeological report required prior to final approval to assess dewatering in environmentally sensitive areas Infrastructure upgrades will be assessed through detailed engineering design. Gravity sewers to be installed by the Town in the future.
	Maurice and Catharine Pepper	<ol style="list-style-type: none"> High water table – sump pumps will be needed. Concerned water will be drained onto neighbouring property. No sewer available on Long Point Road. Concerned about protected/endangered species - Blanding's Turtle was found on this property some time ago Concerned about impact of increased traffic on Long Point Road and intersection with highway 26 If approved, trees will be removed and impact on wildlife will be forever 	<ol style="list-style-type: none"> No basements to be permitted in new dwelling units. Rear-yard swales to be incorporated to facilitate appropriate drainage. Municipal sewers currently exist on Long Point Road. Infrastructure upgrades/installations to be constructed, as needed, following detailed engineering design. Significant woodland containing highest potential to provide significant wildlife habitat to be retained within Block 25, per recommendations of EIS and peer review. No other suitable habitat and invasive species identified on lands to be developed.

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		6. Development is a “slap in the face” for established neighbourhood of single-family homes on acreage	4. Traffic Opinion Letter has been completed and includes review of potential impacts. Construction Staging to be addressed through detailed design/building permit processes. 5. EIS identifies portions of the property to be retained/protected (Block 25). No suitable habitat and invasive species identified on lands to be developed. 6. Comment received.
	Garion Sparks-Austin	1. Biggest concern is water table and septic system 2. Would like to know how to be connected to future services 3. What is impact on environment and water levels? 4. Will new residents have access to Plan 529 beach?	1. Comment received. 2. Connection can be provided when gravity sewers are installed by the Town on Long Point Road. 3. See EIS. Hydrogeological Report required prior to final approval. 4. No – quit claim for beach access to be registered on-title.