

PLANNING STAFF COMMENT Matrix

Project File: P3212 Lora Bay Phase 4B Plan of Subdivision

Public Meeting Date: October 31, 2023

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
Agency Comments			
Enbridge Gas	October 10, 2023	<ul style="list-style-type: none"> As a condition of final approval, the owner/developer should provide Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project. 	<ul style="list-style-type: none"> Noted.
Bell Canada	October 12, 2023	<ul style="list-style-type: none"> Two standard paragraphs are to be included as a condition of approval, as indicated in the full comments. The owner is to provide Bell Canada with servicing plans/CUP and to confirm the provision of communication/telecommunication infrastructure needed to service the development. 	<ul style="list-style-type: none"> Noted.
Hydro One	October 23, 2023	<ul style="list-style-type: none"> No concerns or comments at this time. 	<ul style="list-style-type: none"> Acknowledged.
Grey County	October 31, 2023	<ul style="list-style-type: none"> County Staff would welcome further discussion on the application of Section 3.8(6). The County's Planning Ecologist is discussing outstanding questions with the findings of the submitted EIS. Erosion and sediment control plan is required prior to final approval. County Staff request commentary from the applicant on emergency access to the development in relation to Section 8.2(j) of the County Official Plan. Tree removal in advance of approvals shall only be done in accordance with the County's Forest Management By-law. 	<ul style="list-style-type: none"> Discussions between the applicant, the Town, and the County have concluded and relevant conditions have been incorporated. An erosion and sediment control plan shall be required before final approval. Emergency access is to be provided via the existing construction access to 39th Line. Comments regarding tree removal are noted.
Public Comments			

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Brent Scobie	October 15, 2023	<ul style="list-style-type: none"> There is a crossing on West Ridge Drive from the golf course for pedestrians, golf carts, and maintenance vehicles. With West Ridge Drive being a 50km/h speed limit and the amount of pedestrian and golf traffic going from the 15th to the 16th hole, is there a solution to avoid conflict? 	<ul style="list-style-type: none"> Traffic calming measures are contemplated in the submitted Urban Design Brief. Planning Staff encourage the developer to implement these measures. Additional discussions of the road network design shall occur during engineering review.
Laurie and John Thorne	October 16, 2023	<ul style="list-style-type: none"> Lora Bay Phase 1 and 2 had restricted covenants ensuring only wood and stone were used and no brick was allowed. This kept our subdivision away from the “city” look and more like the country look of our town. The OP states that new development must be built in the same style as current homes in the area. Phase 3 homes did not follow this rule. How did planning allow this to happen? I am asking Council and Staff to not allow this to happen in Phase 4B and future phases of Lora Bay. 	<ul style="list-style-type: none"> Restrictive covenants are private agreements and as such, are not enforceable by the Town. Restrictive covenants are not proposed to dictate the design of buildings in this development.
Betty Muise, Tree Trust TBM	October 31, 2023	<ul style="list-style-type: none"> My request is to protect a place a high priority on the expressed wishes of residents to protect and enhance our tree canopy, specifically the forested natural corridor along the Georgian Trail. Residential lots backing onto the Georgian Trail has the potential to threaten this corridor. We also question the need for a new road crossing of the Georgian Trail. 	<ul style="list-style-type: none"> A 3-metre planting strip along the rear yards of residential lots abutting the Georgian Trail to provide additional buffering from what is already contained within the trail block has been included through zoning. A Tree Inventory and Preservation Plan will be required prior to any vegetation clearing on site. This development does not propose a crossing of the Georgian Trail. This will be discussed once an application is received for future phases of Lora Bay.
Heather Young	October 31, 2023	<ul style="list-style-type: none"> My concern involved the nature preserve along the Georgian Trail between Christie Beach Road and Lora Bay Drive. The proposal to clear all trees and wildlife except for a 5-metre buffer will destroy this sanctuary. The 	<ul style="list-style-type: none"> Through zoning, a 3-metre planting strip has been implemented to provide additional buffering from what is already contained within the trail block. A Tree Inventory

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		proposed multiple links to the trail would again destroy the protected peaceful nature of this trail. I would propose at least a 15-metre easement on either side of the trail be zoned to protect the flora and fauna.	and Preservation Plan will be required prior to any vegetation clearing on site.