

**PLANNING STAFF COMMENT Matrix**

Project File: P3371, P3372, P3373, P3374, P3375, P3376 Old Lakeshore Road ZBA and Consents

Public Meeting Date: February 13, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
<b>Agency Comments</b>			
<b>Niagara Escarpment Commission</b>	January 18, 2024	<ul style="list-style-type: none"> <li>The subject lands are within the Niagara Escarpment Plan area but are located outside of the area of Development Control.</li> <li>The subject lands are designated Escarpment Recreation Area within the NEP. Lot creation policies of 1.8.4 of the NEP outlines that “subject to the Development Criteria in Part 2, the Development Objectives of this section and the requirements of applicable official plans, secondary plans and/or by-laws that are not in conflict with the Niagara Escarpment Plan, new lots may be created for permitted uses.” Permitted uses within the Escarpment Recreation Area are detailed in Part 1.8.3 of the NEP and includes single dwellings.</li> <li>Regarding Part 2 of the NEP, the establishment of new lots should have consideration for the protection of hydrologic features such as permanent or intermittent streams (Part 2.6 of the NEP) which may be relevant on the subject lands. In addition, natural heritage features such as woodlands should be considered for preservation where possible to maintain connectivity of the natural environment in the surrounding area (2.7 of the NEP) and support preservation of the natural scenery and scenic resources of the Escarpment.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed zoning and lots conform to the policies of the Niagara Escarpment Plan.</li> </ul>
<b>Grey County</b>	February 1, 2024	<ul style="list-style-type: none"> <li>Appendix A of the County Official Plan designates the subject lands ‘Recreational Resort Settlement Area’. Section 3.8(2) states “New development in the Recreational Resort Settlement Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.” The proposed severance meets these requirements as it would create growth within the settlement area and help support nearby recreational facilities. Further, the proposed</li> </ul>	<ul style="list-style-type: none"> <li>Noted that there are no concerns from an environmental perspective.</li> <li>Noted that the County has no concerns with respect to the proposed severances.</li> </ul>

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		<p>development would use full municipal servicing. Therefore, County Planning Staff have no concerns.</p> <ul style="list-style-type: none"> <li>• Appendix B of the County Official Plan indicates the subject lands contain and/or is adjacent to ‘Significant Woodlands’, ‘Significant Wildlife Habitat’, potential ‘Habitat for Threatened and/or Endangered Species’, and ‘Fish Habitat’. Staff have reviewed the Environmental Impact Study (EIS) submitted by Tarandus and find it acceptable. Staff recommend the mitigation measures within the EIS are implemented at the time of construction as follows:               <ol style="list-style-type: none"> <li>1. Erosion and sediment controls (ESCs) should be installed as appropriate to ensure that no deleterious substances are discharged to the nearby watercourses during construction.</li> <li>2. ESCs will be regularly monitored and maintained in optimal conditions until affected areas are stabilized.</li> <li>3. Stormwater discharge should meet relevant agency objectives with respect to quantity and quality.</li> <li>4. Disturbances to the buffer/setback from the Top of Bank and drip line should be avoided or minimized.</li> <li>5. No fill or other construction materials should be placed in the floodplain associated with the watercourse.</li> <li>6. Tree removal should be undertaken outside of the bird-breeding period i.e. mid April to mid July.</li> <li>7. Environmental monitoring of construction activities should be undertaken by qualified personnel.</li> </ol> </li> <li>• It is Grey County Staffs understanding stormwater management (SWM) infrastructure is needed for the proposal. Staff have reviewed the submitted SWM plan and find it acceptable. A sediment and erosion control plan will be required, at minimum.</li> <li>• It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act.</li> </ul>	

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		<p>The property does however lie within an area designated as an area that may influence highly vulnerable aquifers, as such, low-impact development/infrastructure is recommended.</p> <ul style="list-style-type: none"> <li>• Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <a href="http://grey.ca/forests-trails">http://grey.ca/forests-trails</a>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.</li> <li>• Due to the subject property's proximity to Georgian Bay, a Stage 1 and 2 Archeological Assessment was completed and determined that no further archaeological assessments were required, as the Stage 2 assessment was unable to find any materials or features. Provided confirmation and clearance has been provided by the local Indigenous authorities and are satisfied with the findings of the Archeological Assessment; County Planning staff have no concerns.</li> <li>• Provided confirmation and clearance has been provided by the local Indigenous authorities and are satisfied with the findings of the Archeological Assessment, the mitigation measures within the EIS are implemented at the time of construction, and an erosion and sediment control plan is completed; County Planning staff have no concerns with the subject application.</li> </ul>	
<b>Hydro One</b>	February 13, 2024	<ul style="list-style-type: none"> <li>• No comments or concerns at this time based on preliminary review of issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
<b>Ministry of Transportation</b>	February 27, 2024	<ul style="list-style-type: none"> <li>• The subject property is within MTO's Permit Control Area and any demolition, grading, construction or alteration to the site will require a permit. A MTO Building and Land Use Permit will be required for each lot/property upon registration of the consents.</li> <li>• Should the Zoning By-law and Consent to Sever applications be approved, MTO will require all buildings, structures and features integral to the site to be</li> </ul>	<ul style="list-style-type: none"> <li>• Comments are noted. Legal agreement required with MTO to address sanitary service connection.</li> </ul>

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		<p>located a minimum of 8 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and stormwater management facilities.</p> <ul style="list-style-type: none"> <li>• A 300 mm diameter culvert is identified, with an orifice plate that has been sized to control flows such that the ultimate post-development peak flows from the site do not exceed pre-development peak flows for the 2- to 100-year events. MTO does not accept orifice plates bolted to the outlet. A more permanent solution that cannot be easily removed is required.</li> <li>• MTO have reviewed the proposed sanitary connection within the highway property limits and in theory, are agreeable to the proposal subject to a more thorough review as part of an encroachment permit. The Town will be required to enter into a legal agreement with MTO for the sanitary service connection.</li> </ul>	