

PLANNING STAFF COMMENT Matrix

Project File: P3368 209579 Highway 26 ZBA

Public Meeting Date: February 13, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
Agency Comments			
Grey County	January 13, 2024	<ul style="list-style-type: none"> Should this proposal be approved, the recommendations of the completed studies should be implemented at the site-development stage. Staff continue to recommend that structures intended for human habitation generally meet established hazard setbacks, but tend to defer to GSCA staff for technical review of hazard features and submitted technical studies. County Planning Ecology Staff recommend that the recommended mitigation measures within Section 8 of the submitted EIS be adhered to. A sediment and erosion control plan will be required at minimum. It is recommended that the consultant contact ecology@grey.ca to develop a Terms of Reference for the report. 	<ul style="list-style-type: none"> Following the submission of these comments, GSCA has provided comments on this application and is ultimately satisfied that the proposed development can be accommodated.
Ministry of Transportation	February 6, 2024	<ul style="list-style-type: none"> The subject property is located within MTO's Permit Control Area and MTO permits are required before an demolition, grading, construction or alteration to the site commences. An MTO Entrance Permit is required. The entrance shall be constructed to the OPSD 201.010 standard. A revised site plan is required that defines an access and should contain a proposal for a barrier across the remainder of the property frontage. An acceptable site plan, grading plan, drainage plan, and site servicing plan should be submitted to MTO. 	<ul style="list-style-type: none"> The comments from MTO can be satisfied through the MTO permit process, and there are no identified concerns from a zoning perspective.
Grey Sauble Conservation Authority	February 9, and 23, 2024	<p>February 9, 2024 Comments:</p> <ul style="list-style-type: none"> The subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area is associated with the shoreline of Georgian Bay and includes the 100-year lake flood elevation of 177.9 m GSC, a 15 metre allowance for wave uprush, and an additional 15 metre regulated allowance. The 	<ul style="list-style-type: none"> Following receipt of the February 9, 2024, discussions between the applicant and GSCA occurred which led to revisions to the application, including an increased setback to the deck, a revised Hazard (H) zone

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		<p>regulated area also includes the westerly watercourse and its related meander belt/floodplain.</p> <ul style="list-style-type: none"> • GSCA policies typically require 6 metres for access. The Natural Hazard Technical Guides from the Province do allow for flexibility in access allowances subject to detailed engineering review and acceptance from approval authorities. • The provincial direction is for new development to be setback a minimum of 15 metres from the 100-year lake flood level. In cases where development is already existing and the ability to re-locate is limited, development within the wave uprush allowance is feasible subject to addressing the shoreline hazard concerns. A Shoreline Hazard Assessment has been prepared by Tatham Engineering in this respect. • The conclusions of the Tatham report recommend an envelope as shown in the SH-1 Drawing contained within the report. However, the site plan as circulated with the application is not consistent with Drawing SH-1 and the detailed site plan proposes to extend development beyond the envelope. Of specific concern is the proposed setback of 3 m for the deck from the shoreline protection, and an approximately 2.6 m from the westerly retaining wall and top of bank of the westerly watercourse feature. • The purpose of these access allowances is for machinery and material to access the hazard features, retaining wall and shoreline protection in the event repairs or replacement is required. In our opinion these proposed setbacks are not sufficient and are in discussions with the engineering consultant on coming to a resolution. • At this time, GSCA is not able to consider the proposal consistent with the Section 3.1 PPS policies. Our office is in discussion with Tatham Engineering to resolve the above noted issues. As such, we recommend deferral of the application until a satisfactory resolution is achieved. <p>February 23, 2024 Comments:</p> <ul style="list-style-type: none"> • GSCA commented on the request for comments dated February 9, 2024. Since these comments were provided GSCA has received a revised site plan 	<p>boundary, and the relocation of the westerly retaining wall to allow for access along the westerly side yard to the shoreline.</p> <ul style="list-style-type: none"> • Following these discussions between GSCA and the application, and as confirmed in their letter dated February 23, 2024, GSCA is now satisfied that the proposed development is consistent with Section 3.1 PPS policies and have no objections to the proposed zoning. GSCA also notes that a permit is required, and notes that an application has been submitted by the applicant.

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		<p>prepared by Tatham Engineering, drawing SP-1, revision date February 2024.</p> <ul style="list-style-type: none"> The following revisions relative to GSCA's interest include the following: <ul style="list-style-type: none"> A setback of 4.0m for the proposed deck from the 100-year lake flood line; A revised hazard zone associated with the westerly watercourse; The westerly retaining wall relocated to allow for access along the westerly side yard to the shoreline. Based on our review of the above revisions, GSCA is satisfied that the proposal is consistent with Section 3.1 PPS policies and have no objections to the proposed zoning with the above referenced revisions. A map is enclosed reflecting the proposed hazard zone, 100-year lake flood line, and the O. Reg. 151/06 area. A permit is required from GSCA as per Ontario Regulation 151/06. The proponent is aware of this requirement and has submitted an application to our office. 	