

Agency, and Public Comment Matrix

Project File: P3270 Part Lots 45 & 36, Concession 10 (Lora Greens)

Staff Report PDS.24.056 March 28, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Town Response
Town and Agency Comments			
Bell Canada	May 5, 2023	<ul style="list-style-type: none"> No Objections; and A request for condition of approval to address potential conflicts between Bell Canada and the Owner. 	<ul style="list-style-type: none"> This request has been included in the Draft Plan Conditions.
Enbridge Gas	May 10, 2023 & Feb 14, 2024	<ul style="list-style-type: none"> Request that a condition of approval be put in place to ensure the developer provides the necessary easements or agreements required for gas services to be provided to the proposed development 	<ul style="list-style-type: none"> This request has been included in the Draft Plan Conditions.
Hydro One	May 17, 2023	<ul style="list-style-type: none"> No comments or concerns 	<ul style="list-style-type: none"> Noted.
Niagara Escarpment Commission	May 18, 2023	<ul style="list-style-type: none"> No comments as the subject property is out side of NEC Plan area 	<ul style="list-style-type: none"> Noted.
Huron Wendat Nation	May 10, 2023	<ul style="list-style-type: none"> Desire to be consulted and to participate in the process; and Request to receive copies of reports for review and comment. 	<ul style="list-style-type: none"> Noted.
Saugeen Ojibway Nation	June 8, 2023	<ul style="list-style-type: none"> Acknowledgement that the subject applications' archeological study is being reassessed by a company that is satisfactory to SON but that no report is available yet. 	<ul style="list-style-type: none"> Noted. Town will await review of the archeological study.
Grey Sauble Conservation Authority	June 6, 2023	<ul style="list-style-type: none"> No Objections in principle with the development as proposed; 	<ul style="list-style-type: none"> Noted. Requested information will be provided to GSCA.

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		<ul style="list-style-type: none"> Request for shapefile data regarding and existing and proposed floodlines; and Request for additional plans and documentation related to future potential work and watercourse realignment. 	
	March 8, 2024	<ul style="list-style-type: none"> The approach to SWM is generally acceptable A portion of the subject property is regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. A permit is required prior to development occurring with the regulated area or alteration to the watercourse. The existing limits of the regional storm (Timmins Storm) are identified in the Flood Hazard Assessment Report. To accommodate the proposed development, the watercourse and associated flood hazard is proposed to be realigned on the subject property to the south within a floodway channel corridor. The GSCA is generally accepting of the proposed approach based on the information provided at this stage and are of the opinion the proposal is consistent with Section 3.1 of the PPS. The Comments Matrix, dated January 29, 2024 notes that all the GSCA comments to be addressed at detailed design in support of development agreement, which is an acceptable approach. Staff have provided additional technical review comments (#11 – 	<ul style="list-style-type: none"> Requests from GSCA has been included in the Draft Plan Conditions. A Holding symbol is included as part of the Zoning By-law Amendment. No development shall take place until such time that the site alteration as required for the re-channelization of a floodway to convey natural hazard (flooding) events within the Hazard (H) zoned lands abutting to the south have been constructed and that the new hazard limits of the re-channelized works have been accepted by the GSCA.

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		<p>14) and recommendations in their letter dated March 8, 2024. Subject to these matters, the GSCA has no objection to the draft approval of the plan of subdivision.</p> <ul style="list-style-type: none"> • Conditions are set out on Page 4 of the GSCA letter dated March 8, 2024. 	
Grey County	March 5, 2024	<ul style="list-style-type: none"> • Require the mitigation measures in the EIS to be implemented • Section 3.8(6) of the County Official Plan needs to be addressed. This Section does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. Staff will be looking for the lands to be zoned as something other than a zone that would only accommodate single-detached dwellings. • The draft plan includes a 0.3 metre reserve and there is also a daylight triangle at the intersection of Grey Road 113 and Highway 26. Staff wonder whether a roundabout was considered at this intersection, through discussion with MTO rather than traffic signals proposed by the TIS. • Conditions of approval for the application should mirror the recommended mitigation measures listed within the EIS and Hydrogeological Assessment • The Risk Management Official of Drinking Water Source Protection should be tagged for 	<ul style="list-style-type: none"> • March 15, 2024: Based on discussion, the County has confirmed that they would be amenable to considering ARU's as a 'housing variety' type. The County is okay with the acknowledgement that ARU's are permitted as-of-right within the R1-1 zone, and that this addresses the overall intent of policy 3.8(6). • EIS mitigation measures will be required as part of the Draft Plan Conditions. • It is Town Staff's opinion that a roundabout is not warranted at this intersection.

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		comments on this application (rmo@greysauble.on.ca).	
PUBLIC COMMENTS			
Richard and Shelagh Bowden	May 10, 2023	<ul style="list-style-type: none"> Questions and concerns regarding stormwater management and downstream impacts as a result of the proposed development; and Concern as to the impacts of increased storm events on the proposed development due to climate change. 	<ul style="list-style-type: none"> Lora Greens is proposed to be serviced by municipal water and sanitary sewer services, with water service connections proposed to Peel Street and 10th Line (to create a closed loop system), and sanitary service connection proposed to Peel Street. Storm sewers will service the proposed residential lots and will drain to a proposed Stormwater Management (SWM) facility. The proposed development will also facilitate the development of a realigned drainage channel to support broader stormwater management improvements. In principle, the Town is satisfied with the proposed servicing solutions. Detailed engineering will be finalized through the process of the applicant fulfilling all proposed Draft Plan Conditions.
Dave Powell	May 30, 2023	<ul style="list-style-type: none"> Preference for the proposed walkway on the south side of the Georgian Trail to not result in tree removal and consideration for relocating the proposed trail further east to preserve trees; Question as to how a walkway is determined to be necessary, how the Town considers resident input 	<ul style="list-style-type: none"> There are very few trees on the property, and removal of any trees will be subject to a Tree Preservation and Planting Plan, as required in the Draft Plan Conditions (Attachment 5). A net gain in vegetation is expected from pre to post development, with vegetation to be planted in the

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		<p>regarding the desire or lack of desire for a walkway; and</p> <ul style="list-style-type: none"> • Preference that if the Georgian Trail is widened, that it be only widened on the south side, and not the north which would impact the rear yards of residents on High Bluff Lane. 	<p>channel, the SWM Pond block, along streets and in the Open Space block.</p> <ul style="list-style-type: none"> • An internal trail network is not proposed, however, multiple connections to the Georgian Trail have been included, via Blocks 40 and 41. These connections would provide future residents of Lora Greens with easy access to the Trail and promote the use of the Town's existing trail system.
Betty Muise (on behalf of Tree Trust TBM)	June 13, 2023	<ul style="list-style-type: none"> • Concern that the Lora Greens proposal does not reflect resident values of the Georgian Trail and Natural Environment; • Protecting the tree Canopy of the Georgian Trail is paramount; • Concern for all aspects of the proposed development that could impact existing trees and specifically the recent community tree plantings along the Georgian Trail; and • Preference that the vegetation buffer on the north side of the proposed lands be preserved and that tree preservation design principles be used. 	<ul style="list-style-type: none"> • There are very few trees on the property, and removal of any trees will be subject to a Tree Preservation and Planting Plan, as required in the Draft Plan Conditions (Attachment 5). A net gain in vegetation is expected from pre to post development, with vegetation to be planted in the channel, the SWM Pond block, along streets and in the Open Space block.
Kathy Schaltz (on behalf of Climate Action Now Network – TBM)	July 4, 2023	<ul style="list-style-type: none"> • Suggestions regarding tree and vegetation protection; • Desire for the 40% Open Space minimum be met; and • Concern for the potential development effects on the Beaver River sub-watershed and that the Conservation Authority should provide comment. 	<ul style="list-style-type: none"> • There are very few trees on the property, and removal of any trees will be subject to a Tree Preservation and Planting Plan, as required in the Draft Plan Conditions (Attachment 5). A net gain in vegetation is expected from pre to post development, with vegetation to be planted in the channel, the SWM Pond block, along streets and in the Open Space block.

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			<ul style="list-style-type: none">• A 40.1% open space component is provided for the proposed subdivision, which meets the minimum open space requirement for the lands.• The GSCA has reviewed the application and have noted no objections in principle with the development as proposed.