

**PLANNING STAFF COMMENT Matrix**

Project File: P3165 372 Grey Road 21 ZBA and Consents

Public Meeting Date: March 12, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Town Response:
<b>Agency Comments</b>			
<b>Grey County</b>	March 7, 2024	<ul style="list-style-type: none"> <li>The retained parcel will not have an existing entrance once the three lots have been severed off. County Transportation Services has stated that an Entrance Permit and exemption regarding the spacing of the entrances would be required. However, they've also indicated that they would support the exemption.</li> <li>Staff have reviewed the scoped Environmental Impact Study (EIS) and find it acceptable. Conditions of approval for the consent(s) should be added to mirror the recommended mitigation measures listed within the EIS.</li> <li>It is Staff's understanding that stormwater management infrastructure is not needed for the proposal. A sediment and erosion control plan will be required, at minimum. The property also lies within an area designated as having an influence on highly vulnerable aquifers, as such, low-impact development/infrastructure is recommended.</li> <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>.</li> <li>As a condition of approval, road widening of 5.18 meters shall be conveyed to the County of Grey along the frontage of the County Road for both the severed and retained parcels, where applicable. This shall be legally conveyed at the expense of the applicant.</li> <li>Entrance permits must be applied for each of the three proposed entrances and for the retained parcel.</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>
<b>Enbridge</b>	February 14, 2024	<ul style="list-style-type: none"> <li>Enbridge does have service lines running within the area which may or may not be affected by the proposed severance. Should the severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>

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		<ul style="list-style-type: none"> <li>Should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.</li> </ul>	
<b>Hydro One</b>	March 22, 2024	<ul style="list-style-type: none"> <li>No comments or concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
<b>Public Comments</b>			
<b>Lucy Richmond</b>	March 13, 2023 (June 13, 2022 Letter Resubmission)	<ul style="list-style-type: none"> <li>Provincial interests would not be served if the request were to be approved at this time because adequate infrastructure is not in place to support the proposal, nor is it planned. See: Attachment A1. Provincial laws direct new development to settlement areas where infrastructure is in place or planned.</li> <li>The best interests of the Town, it's Citizens and the Lands where they live work and play would not be best served, in the short or long term, if the request for re-zoning were to be approved at this time. See: Attachment A2. Only if the Zoning remains Development "D" Zone, can the Town, conserve and protect this holding, from seasonal and intermittent flooding and the continued loss of dynamic, natural, watershed functions, over time. The Town's Fill By-Law addresses this matter.</li> <li>There is too great an infrastructure gap (as reported at the June 13 Public Meeting) in this area of the Town, both regarding water/wastewater infrastructure, including the ability of the Municipality to provide adequate wastewater services (including sewage and drainage systems), and regarding local transportation systems that are meant to integrate town, county, and provincial roads, trailways and cycle paths. In the interim, until the missing infrastructure has been put in place, or is planned and "shovel-ready", and as more complete information is being gathered, the granting of permissions, under the Town's "Fill" By-Law, for site alterations must be formally PROHIBITED. This prohibition would include the accepting and/or removing of "fill" of any kind (earth, gravel, sand, tree-trunks, canopy, and ecosystems. Only if the Zoning remains Development "D" Zone, can such a permission be denied. Please give these two matters your consideration before deciding about the request for Zoning By-Law Amendment for 372 Grey Road 19 that</li> </ul>	<ul style="list-style-type: none"> <li>See response to previous comments in Attachment 4.</li> </ul>

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		<p>was proposed at the June 13, Open House. Those who have commented, so far, in the public forum, as a matter of record, are not satisfied that adequate consideration has been given to all the factors that affect these and neighboring lands, nor are they satisfied, yet, that the proposal would be in the best interests of the province, the Town, residents and the highly functional, working, Watershed Ecosystems within which they live. Watershed Ecosystems can easily be enhanced and expanded by those who know how to do that task by employing the principles and techniques of sound, watershed-based planning. The watershed-based planning act, for Ontario can help with that.</p>	
<p><b>Blue Mountain Watershed Trust</b></p>	<p>March 11, 2024</p>	<ul style="list-style-type: none"> <li>• The property is almost entirely in a Provincially Significant Wetland (PSW) and development there is prohibited by the Provincial Policy Statement (PPS). Appropriate setbacks from the PSWs are also protected under the principles of development outlined in the PPS for PSWs, and in related Provincial legislation.</li> <li>• Our mandate is to protect PSWs by preventing development within their boundaries and their legislated setbacks while ensuring they can be re-charged naturally.</li> <li>• The Town's Master Transportation Plan (although deemed complete) does not demonstrate an understanding of the inadequacies of the Town's drainage system in this region of the Town. Unacceptable seasonal and intermittent flooding occurs in the vicinity of Monterra Road, around Grey Road 21, and that affects drainage at 372 Grey Road 21. Ditches along Monterra Road and Grey Road 21, cannot reliably convey heavy water flows initiated at the top of the Niagara Escarpment as they head, downhill towards Georgian Bay.</li> <li>• The Town's Drainage Master Plan, although almost complete, does not address the seasonal or intermittent flooding required to recharge the PSWs in the Town's floodplains in the vicinity of 372 Grey Road 21. Drainage is a municipal responsibility, as is the protection of PSWs.</li> <li>• The Georgian Trail transects the holding and creates an inaccessible portion to the west. Before any approval for this proposal is granted, and before the Zoning is changed from "D- Development" to any other Zone, a Master Development Plan for both segments of 372 Grey Road 21, East and West is</li> </ul>	<ul style="list-style-type: none"> <li>• An Environmental Impact Study (EIS) was completed by Birks Natural Heritage Consultants, with mitigation measures recommended to avoid and mitigate any potential negative ecological impacts associated with development. The Town has proposed the Holding provision for the Zoning By-law Amendment require the mitigation measures of the EIS be met. Based on the EIS, potential ecological impacts are minimal and mitigable, provided the listed mitigation measures are applied accordingly.</li> </ul>

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		<p>required so that Council can see the whole picture before arriving at a decision that would alter the Town's use of this water-soaked land. The entire property holding must be used as the framework for providing legitimate development metrics and approvals. The Town's Official Plan (OP) 2016, which is still in effect, requires a maximum density of "10 units per hectare, net of PSW and Hazard Lands" and "40% Open Space" at 372 Grey Road 21.</p> <ul style="list-style-type: none"> <li>• Three residential units are permitted on this holding; four would be possible if the metrics proposed were to meet these requirements of the Town's OP, e.g. a quadruple on the footprint of the former residence, now demolished.</li> <li>• A Master plan was requested at a previous open house on this matter on June 13, 2022. It has not yet been provided.</li> <li>• The proposed development is in a floodplain. As this application remains incomplete and premature, the application must be denied.</li> </ul>	