

## PLANNING STAFF COMMENT Matrix

Project File: P3228, 209806 & 209808 Highway 26 (Pinnacle)

Public Meeting Date: February 14, 2023

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	
Agency Comments			
Grey County	December 2, 2022	<ul style="list-style-type: none"><li>Acknowledgement of receipt of Condominium Exemption Application, and in discussion with Town staff, will hold application in abeyance until the Town is satisfied with regard to conditions of a Site Plan Agreement.</li><li>County staff are pleased to see new infill housing opportunities</li><li>Interest in options to improve pedestrian connectivity along Highway 26</li><li>Seeking confirmation on details regarding review process and, Traffic Impact Study information</li><li>Seeking further comment from Town staff regarding the submitted hydrogeological report</li></ul>	<ul style="list-style-type: none"><li>In response to a second circulation of the application, Grey County provided revised comments indicating no concerns with the proposal provided that the recommendations of the geotechnical and hydrogeological reports are incorporated into the development agreement. As such, these recommendations will be included in the agreement.</li></ul>
Grey Sauble Conservation Authority	December 15, 2022	<ul style="list-style-type: none"><li>Recommendation that the application be placed on hold until a specific floodplain study is completed for the property</li><li>Recommendation that a terms of reference be established for the study to the satisfaction of the Town and the GSCA</li></ul>	<ul style="list-style-type: none"><li>A Flood Assessment was completed and GSCA has provided revised comments indicating no concerns with the proposal provided requested conditions are implemented. These conditions can be implemented through the development agreement.</li></ul>
Huron Wendat Nation	February 2, 2022	<ul style="list-style-type: none"><li>Inquiry as to whether any archeological studies or fieldwork will be necessary as part of the project</li></ul>	<ul style="list-style-type: none"><li>Stage 1 and 2 Archaeological Assessments were completed and no cultural artifacts were identified on site.</li></ul>
Enbridge Gas	January 23, 2023	<ul style="list-style-type: none"><li>Request for condition of approval that necessary easements and/or agreements be provided for gas services</li></ul>	<ul style="list-style-type: none"><li>Requested conditions can be implemented through the development agreement.</li></ul>

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<b>Bell Canada</b>	November 17, 2022	Request for conditions of approval regarding <ul style="list-style-type: none"> <li>• conveyance of easements</li> <li>• responsibilities under cases of conflict</li> <li>• confirmation and provision of Bell Canada infrastructure needs</li> </ul>	<ul style="list-style-type: none"> <li>• Requested conditions can be implemented through the development agreement.</li> </ul>
<b>Blue Water District Schoolboard</b>	January 30, 2023	<ul style="list-style-type: none"> <li>• No objections to the development</li> <li>• Request for conditions to be included to advise prospective owners in all Offers of Purchase &amp; Sale regarding:               <ul style="list-style-type: none"> <li>○ Potential for school accommodation in temporary facilities</li> <li>○ That student busing is at the discretion of the Student Transportation Service Consortium of Grey-Bruce.”</li> <li>○ Method of determining bus pickup location, if required</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Requested conditions can be implemented through the development agreement.</li> </ul>
<b>Public Comments</b>			
<b>John Wright</b>	December 16, 2022	<ul style="list-style-type: none"> <li>• Inquiry regarding whether fences between the proposed lots and surrounding lots are included in the development proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• Additional review of the proposed development will be completed through the Site Plan Control process and detailed engineering review.</li> </ul>
<b>Dana Burns</b>	February 14, 2022	<ul style="list-style-type: none"> <li>• “I strongly object to this project that will directly affect my property value. I wish to be notified of any and all meetings and decisions.”</li> <li>• Inquiry as to why some properties are proposed to receive a fence and others not</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Additional review of the proposed development will be completed through the Site Plan Control process and detailed engineering review.</li> </ul>

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<b>Pamela Spence</b>	February 15, 2023	<ul style="list-style-type: none"> <li>The proposed density is unacceptable. The unit count should be no more than 12.</li> <li>Offering townhouses does not offer a mix of housing. The dimensions of the houses are much less than what the R2 zone would require. The proposed backyards are undersized.</li> <li>1/3 of the open space is the MTO setback and is not useful open space.</li> <li>Additional concerns regarding the need for commercial services, proximity to the gas station, rental or affordable housing, density precedent, beach access, traffic, parking, soil tests, and snow storage.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is seeking an OPA to permit increased density. Increased density is supported by draft Official Plan policies from Phase 1 of the Official Plan Review.</li> <li>Additional review of the proposed development will be completed through the Site Plan Control process and detailed engineering review.</li> <li>The Official Plan does not contain policies related to the “usefulness” of open space, rather the required open space is meant to contribute to the open space character of the area.</li> <li>See above comments regarding additional review at the Site Plan Control stage.</li> </ul>
<b>Lucy Richmond</b>	February 24, 2023	<ul style="list-style-type: none"> <li>The proposed increase to density and calculation to reach that density must be explained.</li> <li>Councillors indicated the need for rental housing and additional parking.</li> </ul>	<ul style="list-style-type: none"> <li>Increased density is supported by draft Official Plan policies from Phase 1 of the Official Plan Review. As such, the proposed OPA to permit increased density is supportable.</li> <li>Official Plan policies do not currently exist to permit the Town to dictate what type of housing tenure can be built on a site. The proposal provides parking in accordance with the Zoning By-law.</li> </ul>