

PLANNING STAFF COMMENT Matrix

Project File: P3508

Public Meeting Date: September 9, 2025

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
Agency Comments			
Grey County	August 7, 2025	County Planning staff have no concerns with the proposed sale of the unopened road allowance. They note the property is in proximity to two abandoned petroleum wells and one unknown well; an engineer should confirm that no well is located under the proposed development before construction proceeds. Staff noted any future development must abide by the findings and recommendations of the Environmental Impact Study (EIS) for the adjacent parcel.	County confirmed that the abandoned wells, and the unknown well are not located near the Railway Street Road allowance; however, the proposed residential development would fall within the 200 metres range.
Hydro One	August 19, 2025	Hydro One has infrastructure on the subject property and requires an easement prior to the road closure and sale.	Noted
Historic Saugeen Métis	July 29, 2025	No objections	Noted
Ministry of Transportation	October 28, 2025	<ul style="list-style-type: none"> • MTO no objection to the proposed purchase of the unopened road allowance. Since the site is within MTO's Permit Control Area, MTO permits are required before any demolition, grading, construction, or site alteration begins. • The proponent must submit a Site Plan, Grading Plan, Drainage Plan, and Site Servicing Plan for MTO review and approval. • All buildings, structures, parking, and landscaping must be located at least 8 metres from the Highway 26 property limit. • Stormwater management details (e.g., outlets, swales, flow direction) must be shown on the plans. • Any encroachments or works within Highway 26 property limits require MTO approval and permits. • MTO will review further details as the project advances. 	Noted
Public Comments			

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Bob Aziz	August 22, 2025	Concerns with the proposal related to environmental impacts, tree removal, buffers, Georgian Trail, and driveways.	Tree removal and driveways will be addressed through the consent application process. As part of the Zoning By-law Amendment for the neighboring parcel, Environmental Impact Study (EIS) including the unopened road allowance was prepared. The EIS recommendations and mitigation measures will be incorporated into future approvals to ensure environmental impacts, tree removal, and buffers are appropriately managed. Future development is restricted only to the designated building envelope located in the northwest corner of the Blue Birch property.
Howard Wax	August 22, 2025	Expressed support for the concerns raised by Mr. Bob Aziz and opposed to the application.	
John C. Wolf	August 22, 2025	Expressed support for the concerns raised by Mr. Bob	
Wayne Stewart	August 28, 2025	Provided support for the letter and comments provided by Mr. Bob Aziz and expressed concerns regarding driveway entrances, Georgian trail, and cutting of forest.	
Heidi Wilbur	September 9, 2025	Expressed support for the application	