

PLANNING STAFF COMMENT RESPONSE MATRIX

Project Name: 108 and 110 Deer Lane (File No. P2970)

Public Meeting Date: March 22, 2021

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Response
AGENCY COMMENTS:			
County of Grey	March 18, 2021	<ol style="list-style-type: none"> 1. Recommended Town Staff confirm that the proposed restrictive covenant will provide appropriate safeguards that two lots will not/cannot be separately conveyed. 2. Applicant shall demonstrate the proposal would not impact the Condominium Declaration pertaining to the condominium road access 	<ol style="list-style-type: none"> 1. Will Thomson, Director of Legal Services, has reviewed the restrictive covenant as proposed by the applicant's legal counsel and is satisfied with its form and wording. 2. The applicant has provided a legal opinion confirming that the construction of a single detached dwelling unit over Lot 1 and Lot 2 will maintain the integrity of the Condominium structure with respect to maintenance of the common elements. It is further noted that the applicant will be in full care and control of the Condominium Corporation as they will be the owners of all lots within the Condominium Plan (Lots 1-4, inclusive). The Legal opinion is included as Attachment 4 to Staff Report PDS.21.064.
Grey Sauble Conservation Authority	March 22, 2021	<ol style="list-style-type: none"> 1. GSCA generally has no objection to this application. 2. It is preferable to our office that the lots be considered and developed as one contiguous lot. 3. The increase in lot coverage can be generally supported by our office, dependent on meeting the required setbacks from the shoreline protection works. 4. We are generally in agreement that a reduced setback from Georgian 	<ul style="list-style-type: none"> - Written comments received from the Grey Sauble Conservation Authority, dated April 28, 2021, confirm that the additional information provided by the applicant with respect to the Shore Protection Works is acceptable and the proposed reduced setback from Georgian Bay is supported by their office. A Development Permit remains a requirement prior to site alteration/construction on the lands.

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		<p>Bay can be supported, however the proposed dwelling appears to be infringing into the required setback from the top of the protection works to allow for access to the works. Our office recommends that this setback be 6-metres, however if the engineers responsible for the design of the works can confirm that 3-metres is acceptable to access the works, this may be permissible by our office.</p> <p>5. A permit from our office will be required for the shoreline protection works and the overall development and site alteration on the lot</p>	
Historic Saugeen Metis Lands, Resources and Consultation Department	March 10, 2021	1. No comment or concern	No action required.
PUBLIC COMMENTS:			
Mary Lees Michael Tabone Gregory and Genny Lees	March 11, 2021	1. In support of the application	No action required.
March 22, 2021 PUBLIC MEETING:			
Council	March 22, 2021	<p>1. What is the purpose of Block 22?</p> <p>2. Confirm if there are public access permissions over Block 22</p>	1. As per Schedule "B" of the Peaks Bay West Phase 2 Amending Agreement (C2479), executed on October 11, 2018, Block 22 was

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		<p>3. Confirm existing public access permissions over the Town Owned Shoreline property – is it a publicly accessible shoreline property?</p>	<p>dedicated to the Town for the purpose of Stormwater Management. This Block is not intended or permitted to be used for general public access to the waterfront.</p> <p>2. Per the executed Subdivision Agreement, Block 22 was dedicated to the Town for the purpose of stormwater management. General public access is not permitted across Block 22. It is noted that an easement is currently in place over Block 23, being the privately owned condominium road, in favour of the Town and its employees/ contractors, to permit access to the stormwater management Block for maintenance purposes.</p> <p>3. Block 17, being the municipally owned waterfront property, contains ANSI associated with various fossil formations. Minimal/passive public access is permitted on this Block, however, access is provided by water only.</p>
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