

COMMENT TRACKING SHEET: Prepared by Tatham, Travis Feb 26,2021

(Note: Some of the comments are abridged for clarity and ease of reference)

PRECONSULTATION MEETING November 2020				
No.	Town Compiled Comments (November 4, 2020)	Responder	Response	Resolution
	Planning Department			
	Official Plan: Community Living Area (CLA) Zonings: Residential Two Exception Seventy-five (R2-75) Open Space (OS) Holding (h7) symbol Holding (h4a) symbol (R2-75-h7-h4a) & (OS)	Travis	Acknowledged. No response required.	No resolution required.
1.	Section B1.1.3 titled Permitted Uses, Community Living Area identifies that townhouses are a permitted use in this land-use designation, subject to Section B3.1.5.	Travis	Acknowledged. No response required	This should not be an issue as the proposed development is for townhouse type dwelling units.
2.	Subsection B3.1.5(3) titled Intensification and Greenfield Development lists the criteria used by the Council when considering intensification (Subsections a - p inclusive). The applicant is advised to review this subsection for conformity prior to submission.	Travis	Acknowledged. To be addressed in the applicants required Planning Report. No issues are anticipated.	See response chart summarizing how criteria met.
3.	The R2-75 Exception zone permits a maximum of 45 townhouses and includes certain site-specific zone provisions. The applicant is advised to review the R2-75 Exception zone, the parent R2 zone provisions for "townhouses", Part 4.0 titled General Provisions and Part 5.0 titled Parking and Loading Standards for zoning conformity prior to their submission. ➤ 39m setback to a townhouse abutting Elgin Street (if Part 7, 16R-9726 is conveyed from	Travis/Hunt Design	Acknowledged. Development to conform to existing Zoning By-law.	No resolution required.

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	the Town) whereas 41.4m is required. ➤ 4.4m rear yard setback whereas 7.7m is required (west lot line). 2 parking spaces required per townhouse dwelling unit.			
4.	The Open Space (OS) zoned portion of the property may be only used for those uses as listed in Table 8.1, Agricultural, Rural, Recreational and other Zone Use Permissions.	Travis/Hunt/Tathams	Acknowledged. Site plan to reflect zoning use restriction.	No resolution required.
5.	Prior to development occurring the Holding ("h7") symbol would have to be removed via a Zoning By-law Amendment enacted and passed by Council. To remove the ("h7") the following conditions have to be satisfied; i. Execution of A Development Agreement ii. Granting of Site Plan Approval or the registration of a Plan of Condominium.	Travis	An application for 'h' removal will be made after Site Plan first submission comments are received by the Owner from the Town. Site Plan approval will be obtained prior to registration of a Plan of Condominium. Lands will be developed as a Standard Condominium	This should not be an issue as it is a matter of timing and sequence.
6.	The Holding ("h4a") symbol applies to significant drinking water threats within the Water Intake Protection Zones/Events Based Areas. This holding symbol is to prohibit a land use that includes the handling and storage of more than 50,000 litres of fuel and 100,000 litres of fuel. Based on the use proposed (residential) this Holding symbol can remain in place and will not be required to be removed at this time.	Travis/Tatham	Travis to clarify this Town response in light of proposed residential use. Should not be an issue.	No resolution required.
7.	Any development of the lands will need to have regard to the applicable provisions of the Town's Community Design Guidelines, including but not limited to, the Section 4.5.2 titled Ground-Oriented Multiple Dwellings.	Travis/Hunt	Proposal will show regard for relevant sections of the Community Design Guidelines.	See response summary chart provided for detail.
8.	This property has been the subject of past <i>Planning Act</i> applications and Agreements (MOUs). For context refer to Reference Plan 16R-9726:	Travis	Reference Plan 16R-9726 was prepared primarily to assist in executing the MOU. Medical Centre lands were donated by the former Owner.	Resolution not required.
	i. Parts 11 & 14 (the Medical Centre driveway) is owned by the Town. The Cidery property has an easement over Part 11 for ingress, egress and regress. The		It was originally intended for the subject lands to have	Proposed site plan does not

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	subject lands currently do not have any easement rights over Parts 11 & 14.		access rights over Parts 11 and 14.	need access over parts 11 and 14
	ii. Parts 3, 4, 5, 6 & 7 are lands owned by the Town. Parts 4, 5, 6 & 7 had been proposed to be transferred in ownership from the Town onto subject lands (the "Georgian Trail" lands). This did not take place.		This was anticipated and is to take place as result of the subject application.	Conveyance through Site Plan Approval.
	iii. Part 2 had been proposed to be transferred in ownership from the subject lands onto the Town as a road widening (the "New Georgian Trail" lands). This did not take place. In this scenario the Town would retain its ownership of Part 3.		This was anticipated and is to take place as result of the subject application. These lands have formed an active part of the Georgian Trail.	Conveyance through Site Plan Approval.
	iv. Parts 3, 4 & 5 (Town owned) will be the location of a new sanitary lateral servicing the expanded Cidery connecting onto Huron Street East.		This is to be reviewed with the Cidery.	To be addressed.
	v. The Site Plan Agreement for the Medical Centre lands (Town owned) per Schedule "B" - Provision 3 provides that Part 5 (also Town owned) may be the location of an additional driveway to service a future Phase 2 expanded Medical building.		A mutual connection was anticipated as part of an overall plan per the MOU in order to share access for parking.	Parts 11 and 14 are not part of the site plan application. However, they do offer an opportunity for pedestrian connection.
9.	Photometric Plan to be submitted with any formal Site Plan application (with 0.0 lumens at the lot lines).	Tathams		
10.	A portion of an existing hydro line corridor and the Georgian Trail appears to be located on a corner of the subject lands proposed to be developed as townhouses.	Tathams	Addressed with site servicing detail	Any utility facility to be accounted for

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				in final engineering – no further action at this time.
11.	The applicant should satisfy themselves of any possible encroachments from abutting property owners in relation to the proposed townhouse rear yards	Owner/Surveyor	Existing boundaries were identified through R plans.	No further action at this time.
12.	It is noted that prior supporting studies and reports had been provided including; i. Environmental Noise Feasibility Study, Valcoustics Canada Ltd., June 2013. This study was peer reviewed at the time. It determined that road traffic was a noise source (King Street) and that stationary noise sources included the Medical Centre, the Cidery and Breaker Technology are to be considered. The conclusion at that time was that non-acoustical requirements of the Building Code should be used for exterior wall and window construction, that air conditioning would need to be provided for certain units, that a 1.8m high solid sound fence would need to be built in two locations and that noise warning clauses be registered on title for future owners. Any new Site Plan application will need submit an updated Feasibility Study to confirm that the development will achieve current Ministry standards. This updated Study may be subject to a peer review undertaking at the expense of the applicant. ii. Air Quality Assessment, Church & Trought Inc., July 2013. This assessment was peer reviewed at the time. It determined that emissions from the Cidery and Breaker Technology were to be considered. The conclusion at that time was that air quality issues should not prevent the proposed residential development from proceeding. Any new Site Plan application will need submit an updated Assessment to confirm that the development will achieve current Ministry standards. This updated Assessment may be subject to a peer review undertaking at the expense of the applicant. iii. A Phase One and Phase Two Environmental Site Assessment was completed in 1995 and 2014. It is not known what firm(s) undertook these Assessments. The 2014 Assessment included a review of the 1995 data. Groundwater sample results meet the Ministry standards at that time, however surface soil samples (which had met Ministry 1995 standards) did not meet 2014 standards. The 2014 Assessment concluded that associated risk based on reported environmental conditions is considered low but did recommend that further site assessment and remediation be	Travis	The applicants position has been that the scale of development has not changed, form of development has not changed and land use has not changed. The original studies appear to have retained validity based on this fact along with no changes to adjacent land uses. Nonetheless, the applicant will provide opinion letters from to confirm.	Opinion letters underway.

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	conducted at the time of site development and prior to the submission of a Record of Site Condition. Any new Site Plan application will need submit an updated Assessment to confirm that the development will achieve current Ministry standards. This updated Assessment may be subject to a peer review undertaking at the expense of the applicant. iv. Stage 1 Archaeological Assessment prepared by Timmins Martelle Heritage Consultants Inc. dated January 2013. It is not known if this Archaeological Assessment had been forwarded to the Ministry for concurrence. This will require to be confirmed by the applicant.	Travis	Stage 2, Archaeological by Amick dated December 19, 2020 filed with Ministry December 19, 2020.	No further action required.
	<u>Required Planning Act Applications</u> • Site Plan Approval (\$13,636.00 + \$5,000.00 deposit) • Zoning By-law Amendment – Removing Holding “h7” symbol (\$2,657.00) • Plan of Condominium?	Travis	Application for consideration of Condo Exemption will be made to County of Grey.	To be reviewed with Grey County.
	TBM Engineering (Nov 2, 2020)			
	There is an existing old sanitary brick manhole, as well as a sanitary pipe that runs north to south on the entire property to Huron St. E.	Tatham	This is used by the Cidery. Temporary permission granted by previous owners. Cidery expansion plans to provide alternate sewer outlet for cidery.	Pipe to be decommissioned.
	The existing sanitary lateral for the property is on Huron St.	Tatham	To be accounted for in servicing design.	No resolution required.
	Please confirm if the sanitary, water, storm, and road works is proposed to be private or public.	Tatham	Private	No resolution required.

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	Please see the Engineering Submission Checklist required for all Engineering Submissions. (attached)	Tatham	Checklist to be completed as required.	No resolution required.
	Please confirm if the proposed lot grading will function with all neighboring properties.	Tatham	Lot grading will meet town design standards.	This is a final design comment
	Please confirm if garbage collection is proposed to be private or public.	Tatham	If garbage service provisions do not meet town pick up standards it will be private.	To be determined as part of review of formal site plan submission review.
	County of Grey (Nov 2, 2020)			
	The proposed development would appear to meet the above-noted density policies. County planning staff would defer to the approved Town of The Blue Mountains Official Plan and Zoning By-law for detailed development standards within the Primary Settlement Area.	Travis	Principles of development in terms of use, scale and form are well established.	No further action required.

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	Appendix A to the County Plan maps the subject lands as being within an Intake Protection Zone and an Events Based Area. Consultation with the Town's Risk Management Official with respect to these areas should occur.	Tatham	TBD	TBD
	The subject lands were the subject of previous planning applications including Town Official Plan Amendment # 18 and Zoning By-law Amendment 2014-63. Through those approvals, the permission for 45 townhouse units were added to the subject lands. At the time of those development applications, one of the key considerations was the appropriate setback to neighbouring industrial uses, including Breaker Technologies Ltd. Noise and air quality assessments were completed in support of the applications. As part of the current development review process it may be worth confirming the results of these reports from a land use compatibility perspective as it pertains to Breaker Technologies Ltd. and the Thornbury Cidery.	Travis	See above response to TBM comments.	See above.