

# First Submission Responses - Site Plan Control Comments

Lora Bay Masters (Phase 4, Block 39)

File No.: P3032

Comments Received: August 11, 2021

#	Comment	Response / Action
<b>Engineering - Deanna Vickery and Shaquille Cousins</b>		
<b>Geotech</b>		
1	Please verify slope stability of drainage ditch existing along west, north and east property lines of the site with possible surcharging due to the proximity of proposed retaining walls	Cross sections of retaining walls completed. Review with geotech post second submission to be completed.
<b>Functional Servicing Report</b>		
2	Please confirm % impervious value is consistent with what was assumed in the functional servicing report submitted for Lora Bay Phase 4	This has been confirmed and the Site imperviousness/RC values have been maintained per the Lora Bay Phase 4 FSR.
3	Junction J-15 reads as false for satisfying fire flow contraits... it appears to have the minimum fire flow allowable, please provide justification	This was a typo in the report. Sheet to be updated and revised report submitted post second submission if required.
4	Please update FSR to account for the actual firm capacity of the pump station and reflect in fire flow calculations. The Town suspects that the firm capacity provided by the station is less than what is required for the site. Please confirm that Ontario Building Code required fireflows will be achieved	To be reviewed with Town post second submission.
5	Please verify that the catchment area in Block 39 that is being directed to internal sewers in consistent with what was shown in the Lora Bay Phase 4 functional servicing report. The post development drainage areas assumed in the Block 39 FSR (for Block 39 and Phase 4 show a sum of 6.91 ha) compared to the post development drainage area shown in the Lora Bay Phase 4 FSR (Block 39 included in the Phase 4 area show a sum of 7.88 ha), please explain the discrepancy	This was an area calculation error in the Lora Bay Phase 4 FSR report. The current area shown is the most up to date. Capacity assessment of downstream conveyance system was assessed as part of the Block 39 FSR report. Current Site drainage does not have a negative impact on downstream drainage systems.
<b>Water Systems</b>		
6	Valve to be added on Street B between sta. 0+080 and 0+140 to meet minimum spacing requirements	Valve spacing currently meets Town standards.
7	Valve to be added on watermain tee at the intersection of Street A and Street C	Added
8	Watermain crossing over sanitary sewer @ approx sta. 0+067 on Street B not dimensioned on P&P C103.B	Dimension shown on C103.C
9	Please add a cross north of the existing stub as a provision to facilitate future servicing by the Town	Cross added within Servicing Easement
10	Please add internal looping of all watermain dead ends	Looping included at deadends
11	Please relocate watermain services so that they are out of driveways if possible, and ensure that valve stops are located such that 1:1 excavations can be done without undermining foundations or other utilities	Water services have been located outside of the driveway except for south unit of Block 6 due to watermain easement constraints.
<b>Sanitary Systems</b>		
12	Please show connection to existing sanitary sewer stub in profile view on P&P	Profile added

13	SAN pipe segments between SAMH11 and SAMH10 - SAMH10 and SAMH12 - SAM12 and SAMH13 found to be less than minimum cover in town standard, please show insulation in profile view or increase cover provided	Insulation included on drawings
14	SAN MH1 and SANMH2 invert info missing from profile on drawing C103A	Added
15	Please relocate SANMH1 to be outside of proposed trail and at a highpoint in the grading	Removed from pathway and located within berm slope
16	Please investigate pipe drop in SAMH12, appears to be insufficient (should be 50mm)	Design updated and SANMH removed
17	Please specify maintenance hole grates to be used as OPSD 401.010	Updated
18	Please increase slope between SAMH2 and SAMH3 to be the minimum allowable in the town standard	Updated
19	Please confirm the proper slope between SAMH12 and SAMH13 as there is a discrepancy between what is shown on the drawings and what is modeled in the design sheets	Updated
20	Please include sanitary service layout detail for review	Has not been provided. Can be provided in further submissions if required.
<b>Stormwater Management System</b>		
21	Please show connection to existing storm sewer stub connection in profile view on P&P	Profile added
22	STM pipe info missing from profile view on P&P C103B for leads to CB1 and CB2 from STM MH6	Added
23	Please specify end treatment and rodent grate for CBMH7 outlet pipe to ditch on drawing C105	Updated. Outlet will consist of headwall with grate.
24	Please add drainage direction arrows for catchment areas 2,5 and 6 on storm drainage area plan C105	Updated
25	Please investigate pipe drop in CBMH4, appears to be insufficient (should be 50mm)	Updated
26	Invert information missing for DCBMH2 in profile view on P&P C103A	Added
27	Please increase slope between STM MH1 and DCBMH2 to be the minimum of 0.5%	Updated
28	STM pipe segments along Street C found to be less than minimum cover in town standard, please show insulation in profile view or increase cover provided	Added
29	Please provide catchbasins to drain snow storage from locations adjacent to blocks 6 and 7	Snow to be removed offsite if in excess of snow storage areas
30	STM pipe segment between STM MH3 and DCBMH2 found to be less than minimum cover in town standard, please show insulation in profile view or increase cover provided	Meets cover currently
<b>Grading</b>		
31	Please detail where the rear yard drainage flows once it reaches the proposed retaining walls at the rear of blocks 5,6 and 7	Block 5, 6 and 7 will be conveyed via swale and overland drainage routes. Refer to Master Grading Plan for details.
32	Please ensure all walkways and trails are AODA compliant	All walkways are 1.5m as per AODA requirement.
33	Please add slope labels for the rear of block 5	Acknowledged and provided.
34	Please provide additional details regarding the proposed retaining walls in both plan and profile view (i.e. top of wall and bottom of wall elevations), please verify zoning setback requirements for retaining walls based on height of proposed retaining wall	Retaining walls along the property limits have been setback 1.2m (min.) from bottom of wall to property line.
35	Please verify snow storage provided is adequate by demonstrating sizing requirements for a one-day 15cm event	Excess snow to be removed offsite if required.

36	Snow storage sloped at 4:1 adjacent to block 6 too steep, appears it will drain outside of property onto adjacent lot 11	Grading has been revised to provide a flatter area for snow storage purposes.
<b>Sedimentation and Erosion Controls</b>		
37	Please add stone mud mat / construction entrance at the intersection with existing Street A	Acknowledged and included.
<b>Roads</b>		
38	K value for crest curve between sta. 0+041.22 and 0+078.07 Street A below min allowable in standard (will there be a reduced speed limit proposed for the site?)	Reduced speed limit will be proposed for the development
39	Please provide turning movements verifying that emergency service vehicles and garbage removal vehicles will be able to maneuver through the site	Site will be serviced via private pickup for garbage removal.
40	These roadways should all be designated as fire routes	Acknowledged. Signage included in Site Plan.
41	No turnaround, cul de sac or hammerhead provided on dead end streets for emergency and garbage removal vehicles	Below 90m backing length is provided per the current Site Plan and conforms to OBC. Garbage pickup will be provided via private service.
42	Horizontal curve, CL radii and curb radii information not provided on plan view	CL radii and curb radii added to the site plan.
43	K value and LVC for sag curve between sta. 0+082.34 and 0+094.14 Street A below min allowable in standard (will there be a reduced speed limit proposed for the site?)	Reduced speed limit will be proposed for the development
44	Please specify the design speed of the internal roadways so that the k values proposed can be reviewed against TAC standard minimums	To be reviewed. This is a private roadway and models the Cottages private development with similar K-values.
45	Street A mailbox turnoff road grade shows 0.1%, please increase slope to be the minimum allowable in town standard	Acknowledged. Updated on grading plan.
<b>General</b>		
46	The subject lands are currently within Servicing Staging Category 2, as outlined by the Official Plan. Service capacity is reserved for the development of the lands; however, capacity will only be allocated at such time that the Development Agreement is executed and the Holding '-h' symbol is removed from the lands, per the Servicing Strategy policies of the Official Plan	Acknowledged
<b>Planning - Travis Sandberg</b>		
<b>General</b>		
47	The subject lands are currently within Servicing Staging Category 2, as outlined by the Official Plan. Service capacity is reserved for the development of the lands; however, capacity will only be allocated at such a time that the Development Agreement is executed and the Holding '-h' symbol is removed from the lands, per the Servicing Strategy policies of the Official Plan.	Acknowledged
48	Building heights and number of stories for all blocks appear to exceed that permitted by the Official Plan and Zoning By-law. Detailed building height calculations shall be provided using the grade elevations provided on the engineered lot grading plan. Refer to the definitions of "height", "first storey", and "finished grade" in the Zoning By-law for further direction on how to calculate building height. Building Height should be measured at the front elevation for all proposed blocks.	Average grade calculated as per towns direction. First story and building height comply

49	Fire Services to confirm road widths/configuration and turn radii are sufficient for emergency services.	Back up distance is less than 90m from block 4. 6.0m road width is sufficient. 12m Turning Radius provided
50	Connections to the public trail system on the Golf Course should be considered.	Connections not provided as golf course is private property.
51	Retaining walls that exceed 1.0m in height are subject to the Accessory Structure provisions under Part 4.3 of Zoning By-law 2018-65. Please confirm height of the retaining wall located at Block 6. If taller than 1.0m, then it may not be located closer to the front lot line than the dwelling unit.	Revised wall to decorative gabion basket. Height of does not exceed 1.0m
52	The proposed layby shall be one-way only. Include appropriate signage on site plan drawing.	Layby is noted as oneway.
53	It is noted on the Site Plan Drawing that 66 "interior" parking spaces are provided – confirm if each unit is provided a 2-car garage.	2 parking spaces provided per unit and shown on site plan
54	Confirm what the "L1" and "L2" symbols are intended to represent on the site plan drawing	Exterior light fixtures - note on site plan and landscape drawings
55	Site Plan drawing to include the location of all signage (i.e., stop signs, fire route/no parking signs, etc.)	Stop signs, no parking signs and fire route shown on site plan
56	Include detail for proposed retaining wall guards	Guard detail provided
57	Snow storage should be relocated away from Lots 11 and 12, or grading should be revised to ensure that snow melt will flow into adjacent properties.	Snow storage area have been designated.
58	Include the location of all fire hydrants on the site plan drawing – Fire Services to confirm they are satisfied with proposed locations	Fire Hydrants shown on site plan. And will coordinate with final serviceing plan.
59	It is noted that all internal roadways will be deemed as a designated fire route	Because of snow they have found that sometimes snow blocks access. <b>We will post signs</b> to advise people to not park other than the visitors or driveways
60	Waste collection – to be confirmed by operations if curbside pick-up is possible	Private garbage pickup is intended for this development.
61	Include a sidewalk along the back of Block 7	conflicts with streetlighting and takes away from softening the areas / less private
62	Confirm sidewalk connections to Lora Bay Phase 4	2 Side walks leading to existg street A provided
63	Confirm any park furniture and locations (i.e., benches, equipment, or just a passive open space)	No park furnishings have been included within this development, just passive open green space.
64	Incorporate street trees into the landscape plan (8-10m separation).	Internal street trees spaced in accordance to guidelines and one tree per lot, unless constrained due to utilities.
65	Landscape plan should include native/adaptive and drought tolerant plant species	All planting include a mix of native and adaptive plantings including seasonal contrast.
66	Canada Post to confirm post-box location	We have confirmed current location with Canada Post as noted within the development.
67	Confirm if trees can be planted within the 10m easement to buffer/screen Lots 11 and 12	Buffer plantings have been included on flanks of lots for screening purposes.

<b>Building - Tim Murawsky</b>		
68	Building Heights for all blocks exceed 11.0m. Refer to both the Site Plan Drawing Set and Engineering Drawing Set. Building heights range from 11.14m to 11.37m	Calculations for average grade included in submission. Building heights comply as per calculation method provided by Travis on Aug. 18. (reviewed and provided calculations for blocks 1 - 7 with Travis and Tim on Aug. 19, 2021)
69	All retaining walls attached to a building shall be designed by a structural engineer.	Acknowledged. All retaining walls will be designed/reviewed by a structural engineer.
70	All retaining walls greater than 1m in exposed height and adjacent to access to a building, shall comply with the Ontario Building Code.	Acknowledged. Design completed for natural boulder stone retaining walls.
71	Fire hydrants located at the end of dead end access routes are impractical and should be relocated.	Location of these fire hydrants have been placed to provide coverage for the site and avoid placement in front of proposed units.
72	Consideration should be taken for sump pump discharge locations to prevent erosion, ponding and icing.	Acknowledged.
73	All underground water service pipe, sanitary sewers and storm sewers shall be under the authority of the Town's Development Engineering Department and not under the OBC.	Acknowledged
74	Building Permits are required for each individual dwelling unit.	Acknowledged
75	Building Permits may be issued after a Basic Services Certificate has been issued by Development Engineering.	Acknowledged
<b>Bluewater District School Board - Shelley Crummer</b>		
76	"That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community."	Acknowledged
77	"That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."	Acknowledged
78	"That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."	Acknowledged
79	Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.	Acknowledged
<b>Bell Canada - Ryan Courville</b>		

80	<p>We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:</p> <p>“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.</p> <p>The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”</p>	Acknowledged
81	<p>The Owner is advised to contact Bell Canada at <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p>	Acknowledged
82	<p>It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	Acknowledged
<b>Hydro One - Isaac Bortolussi</b>		
83	<p>We are in receipt of Application P3032 dated July 7th, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One’s 'High Voltage Facilities and Corridor Lands' only.</p>	Acknowledged
84	<p>For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.</p>	Acknowledged
<b>Grey Sauble Conservation - Justine Lunt</b>		
85	<p>1. Ontario Regulation 151/06 a) Based on the GSCA's desktop review, Block 39 of the Lora Bay Phase 4 lands is not currently regulated by Ontario Regulation 151/06</p>	Acknowledged
86	<p>2. Natural Hazards a) Based on the GSCA's desktop review, there are no natural hazards located in Block 39 of the Lora Bay Phase 4 lands</p>	Acknowledged

87	<p>3. Natural Heritage</p> <p>a) Having reviewed some of the files associated with the overall approved subdivision plans, the recommendations and mitigation measures outlines in the Natural Heritage Update for Phase 4 outlines that a tree management and tree preservation plan should be developed for the site considering setbacks and site engineering. As per previous comments provided by our office it was noted that the tree preservation plan can be completed once the grading plans for the subject lands had been prepared, being that the site has been cleared and graded, has any tree preservation or management plan been completed for the Phase 4 lands to date?</p>	No, all trees were removed to facilitate proposed grading for the development
88	<p>4. Water</p> <p>a) The provided stormwater management report indicates that water quality is being treated to an enhanced level given Georgian Bay as the receiving waters, and with regard to water quantity, there will be no impacts to the downstream drainage network. This generally meets the intent of the Section 2.2 policies of the PPS and the general policies laid out in the GSCA hazard land policies guidelines. This report is also continuing to implement the overall stormwater management strategy for the Lora Bay Development. A detailed review of the report has not been conducted at this time, but having had a preliminary look at the report from a policy perspective, there were no major concerns that appear to bring the proposed approach out of line with the relevant policies under review by our office as it relates to Block 39.</p> <p>b) The subject property is not located within an area that is subject to the policies of the local source protection plan.</p>	Acknowledged