

CIDERY TOWNHOMES
COMMENT RESPONSE MATRIX Prepared By: Tatham/Travis
UPDATED October 15, 2021
For: Town of The Blue Mountains
File No.: P3036
Contact: Trevor Houghton

TOWN OF THE BLUE MOUNTAINS COMMENTS	ADRESSED BY	RESPONSE
Engineering Department Review Comments: Dylan Stoneman 2021-08-11		
1. The Developer must follow the requirements under the new Excess Soil Regulation (O.Reg. 406/19) for the Management of Excess Soil, and Additional Environmental Site Assessment in accordance with O.Reg. 153/04	Manorwood	Acknowledged
2. Please provide Plan and Profile drawings of all servicing works.	Tatham	Plan and profiles have been prepared for both the internal access road (Plan and Profile Sta 2+000 to 2+165 PP-1) as well as Elgin Street (Plan and Profile Sta 1+000 to 1+285 PP-2) and are included as part of this submission. Note, the Elgin Street plan and profile PP-2, is part of the Town's overall storm water drainage assessment project and shows the existing storm sewer on Elgin Street, north of the proposed development entrance to the storm outlet at Georgian Bay, to be replaced with larger diameter sewer in order to properly incorporate the upstream catchment areas for the 5 year storm events and to also convey the 100-year storm event from the proposed development, to the Elgin Street storm outlet at Georgian Bay.
3. Please provide proposed size and type if the Watermain Meter and Backflow Enclosure.	Tatham	Through recent email correspondence we understand the Town is considering adopting a policy of assuming additional water distribution infrastructure in relation to private developments provided the design is to municipal standards and is within an easement for any necessary maintenance/repairs, thereby eliminating the need for a meter and backflow preventor chamber. We confirm the proposed water distribution design is to Town standards and can be incorporated into and easement as part of the Site Plan Agreement approval. The proposed water demand calculations are provided in Section 3 in the FSR/SWM Report previously circulated as part of the first submission.
4. Please provide Sanitary sewer and Storm sewer design sheets.	Tatham	Sanitary and storm sewer design sheets were previously provided as part of the first submission FSR/SWM Report. However, the storm sewer design sheets have been updated and enclosed for the Town's review as part of this submission to incorporate the upstream catchment areas for the 5 year storm events and to also convey the 100 year storm event from the proposed development to the Elgin Street storm outlet at Georgian Bay.
5. Please confirm the capacity of CB17 and the capacity of medical center parking lot storm water system to accept the additional runoff from southern limit lots.	Tatham	The pre-development drainage area for this catchment draining to the medical centre parking lot CB 17 (see Area 103 on Dwg DP-1) has been reduced under post development conditions (see area 212 on Dwg DP-2). Therefore, post development stormwater runoff flows will be less than the existing stormwater

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		flows. This is reflected in Tables 3 and 4 in the previously circulated FSR/SWM Report as well as the updated storm sewer design sheets included as part of this submission.
6. Recognizing the significant spacing constraints on semi-detached lots, please relocate the services out of driveways where possible (with priority to water services out of driveways).	Tatham	Every attempt has been made to avoid spacing constraints throughout the site with priority placed on water services outside of driveways. We advise that the dwelling type is a Townhouse and not a semi-detached.
7. Prior to execution of a Pre-Servicing Agreement and/or Site Plan Agreement with the Town, sufficient water and sanitary sewer capacity shall be available and confirmed by the Town.	Town	Acknowledged. The proposed water demands and sewage flows are provided in Sections 3 and 4 of the FSR/SWM Report previously circulated as part of first submission for the Town's inclusion in their modelling analysis.
8. Cast Iron Tactile Walking Surface Indicator plates are to be installed at Curb Ramps. All walkways and trails are AODA compliant	Tatham	All walkways and trails are AODA compliant including the installation of indicator plates at curb ramps.
9. Please show Canada Post Mailbox locations on the plan.	Tatham	The proposed community mailbox location has been shown on the civil design drawings. Canada Post has been contacted and the location of the proposed mailbox is currently being reviewed and will be finalized once confirmed by Canada Post.
10. Please show the swales depths between the homes. The Town has found 0.15 m depth is too easily landscaped over by residents and is not well maintained. Please increase swale depths to 0.30 m.	Tatham	Swales between homes have been increased from 0.15m to 0.3m as requested.
11. Please include the following drawings the next submission: Streetscaping/landscaping (including cross-section details for trail construction, Street Lighting/Photometrics, Composite Utility Plan.	Tatham/ETi	Landscaping, street lighting and hydro plans have prepared and are included as part of this submission. See drawings E1.1, E2.1, E3.1, E3.2, E3.3, E3.4, E4.1 and LP-1, LP-2, LP-3, LD-1 and LD-2.
12. Please submit security cost estimates at your earliest convenience.	Tatham	A security cost estimate has been prepared and included as part of this submission. See Preliminary Construction Cost Estimate for Securities dated October 15, 2021.
Planning Services Comments: Trevor Houghton August 11, 2021 see also below Planning Services Comments September 27 2021		
1. 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 must be satisfied; i. Execution of a Development Agreement ii. Granting of Site Plan Approval or the registration of a Plan of Condominium. The applicant has advised that the application to remove the Holding ("h7") symbol will be made after the first submission review.	Travis	Acknowledged. Application for 'h' removal will be filed after second submission.
2. Parts 11 & 14 of Reference Plan 16R-9726 (the Medical Centre driveway) is owned by the Town. The Cidery property has an easement over Part 11 for ingress, egress and regress. The subject lands currently do not have any easement rights over Parts 11 & 14. The applicant has indicated that easement rights are not required, however a proposed emergency access lane/paved walkway for the development is shown on the plans. How would this not require an easement?	Tatham/ Travis	Required easements will be confirmed through second submission reviews. Owner is willing to provide easement and/or enter into easement agreements to enable access.
3. Parts 3, 4, 5, 6 & 7 of Reference Plan 16R-9726 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. The Applicant has indicated that this transfer to proposed to take place as part of the site	Travis	See below responses to Planning Staff subsequent September 27 th comments

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plan process. This will need to be discussed with the Town's Legal Services Department. Need to add a subsequent comment part here addressing Trevors email of September 27 th see below		
4. Part 2 of Reference Plan 16R-9726 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. The Applicant has indicated that this transfer to proposed to take place as part of the site plan process. This will need to be discussed with the Town's Legal Services Department.	Travis	See below responses to Planning Staff subsequent September 27 th comments
5. Parts 4 & 5 of Reference Plan 16R-9726 (now Town owned) is the location of a new sanitary lateral servicing The Cidery connecting onto Huron Street East. The Applicant is advised that if the conveyance of these lands from the Town to the developer is proposed an easement in favour of The Cidery will be required. This conveyance and the easement for The Cidery will need to be discussed with the Town's Legal Services Department.	Travis	See below responses to Planning Staff subsequent September 27 th comments
6. 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. The site plan shows that the proposed development intends to use this area for its parking areas. This will need further discussion with perhaps an easement over portions of the driveway areas of the future condominium lands.	Tatham	See below responses to Planning Staff subsequent September 27 th comments
7. A photometric plan was to be submitted with the formal Site Plan application (with 0.0 lumens at the lot lines). This has not yet been provided.	Tatham	A photometric plan has been provided as part of this submission and shows 0.0 lumens at the lot lines. See drawing E4.1.
8. A portion of an existing overhead hydro line and the Georgian Trail appears to be located on a corner of the subject lands proposed to be developed as townhouses. The Applicant is proposing to relocate a portion of the Georgian Trail onto Part 3 (which the Town would retain) and Part 4 (which the applicant proposes to own). Is the applicant proposing that the Town retains an easement over a portion of Part 4 for the relocated Georgian Trail? It also remains unclear what (if anything) is to be done about the existing overhead hydro line?	Tatham	Epcor has reviewed the location of the existing overhead compared to the proposed unit adjacent to Part 4 and has no concerns. Therefore the overhead line in this location can remain. Also, see below responses to Planning Staff subsequent September 27 th comments. An easement will be provided to EPCOR for overhead line encroachment
9. It would appear that a significant portion of the rear of the "Block 3" townhouses are encroached upon by the abutting property owner. How is this to be resolved?	Tatham	This issue has been discussed with the owner's of the cidery. A proposed retaining wall will be installed along a portion of the southern property line in order to maintain existing grades on the industrial lands and to delineate the two properties. Refer to dwg SG-1.
10. The findings and conclusions of the following reports submitted in support of the development will need to be peer reviewed at the expense of the applicant: - Phase 1 & 2 Environmental Site Assessment - Air Quality and Odour Assessment - Noise Assessment	Travis	Town is undertaking peer review process which is agreed to by the Owner. As at date of second submission results of peer reviews are not available. It is reasonably anticipated that there will be no significant departures from submitted findings.

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11. The Applicant is to confirm via AMICK Consultants Ltd. if the January 20th, 2021 letter from the Ministry of Heritage, Sport, Tourism and Culture Industries is expected to need for follow up from the Ministry, or does this AMICK assessment being entered into the registry close this legislative loop?	Travis	Confirmed through Amik. Staff advised via Travis emails of August 24, 2021 and August 12, 2021
12. Detailed landscape plans are required for second submission.	ETi	Detailed landscape plans have been provided as part of this submission. See dwg nos. LP-1, LP-2, LP-3, LD-1 and LD-2.
13. Detailed cost estimates for all site works (both internal and any external) for the determination of posting of securities for landscaping works and civil engineering works to be submitted with the 2nd submission.	Tatham	A security cost estimate has been prepared and included as part of this submission. See Preliminary Construction Cost Estimate for Securities dated October 15, 2021.
14. The drawn lot lines of Hunt Design Associates Inc. around the emergency access/paved walkway is not correct. Part 14 of Reference Plan 16R-9726 is not part of the subject lands. Also the Tatham drawings are not clear where the boundary of the lot lines are and other “dashed” lines are shown between the units?	Tatham	This area has been ground proofed and better illustrated on the civil design drawings SS-1 and SG-1 to reflect the existing and proposed conditions.
15. What form of Condominium tenure is being proposed?	Travis	Standard Phased Condominium. Proponent will apply for condo exemption status after executed site plan development agreement stage.
16. Do the interior dimensions of the proposed attached garages conform with the minimum parking space size requirements of the Zoning By-law?	Hunt	The Architectural plans have been updated and now include internal dimensions for the garages to be 9’10” or 3.0m. See drawing architectural plan Ground Floor Plan Elevation ‘A’.
17. Are any decks being proposed as these also need to conform with zoning setbacks.	Hunt	Decks are not proposed.
Planning Services follow up comments – Trevor Houghton – September 27, 2021		
1. The Manorwood Thornbury emergency access will require an easement from the Town over the Medical Clinic parking lot (being Parts 11 & 14, Reference Plan 16R-9726).	Tatham/ Travis	Acknowledged. Agreed to by Owner and to be addressed through Site Plan Agreement.
2. We need to know if the existing Georgian Trail on Huron Street and Elgin Street is currently on the existing ROW or not? If it is we <u>may</u> not need the transfer of Part 2, Reference Plan 16R-9726 to the Town (road widenings). Advise if your client is willing to pay a surveyor to go out on-site to determine the current position of the existing Trail? Regardless the Town will retain Part 3, Reference Plan 16R-9726.	Tatham/ Travis	Acknowledged. Agreed to by Owner and to be addressed through Site Plan Agreement.
3. The Cidery will need an easement over Part 4 and a portion of Part 5, Reference Plan 16R-9726 for its new sanitary lateral (see below). Advise if your client will accept this encumbrance?	Tatham/ Travis	Acknowledged. Agreed to by Owner and to be addressed through Site Plan Agreement.
4. The Town will want to maintain an easement over Part 4 and a portion of Part 5, Reference Plan 16R-9726 (see below) for public trail/connectivity including connection of the Medical Clinic to the Georgian Trail. Advise if your client will accept this encumbrance?	Tatham/ Travis	Acknowledged. Agreed to by Owner and to be addressed through Site Plan Agreement.
5. The Site Plan Agreement for the Town’s Medical Centre provides that Part 5, Reference Plan 16R-9726 may be the location of an additional driveway to service a future Phase 2 expanded Medical Centre building. If we	Tatham/ Travis	Acknowledged. Agreed to by Owner and to be addressed through Site Plan Agreement.

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dispose of Part 5 the Town will want an easement over a portion of the Manorwood Thornbury lands (see below) for this potential additional driveway. Advise if your client will accept this encumbrance?		
Bluewater District School Board: Shelley Crummer August 4, 2021		
BWDSB has no objection to this development. BWDSB requests the following conditions be included as part of draft plan approval:	Manorwood	Acknowledged.
1. “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.”	Manorwood	Acknowledged.
2. “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.”	Manorwood	Acknowledged.
3. “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.”	Manorwood	Acknowledged.
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.	Manorwood	Acknowledged.
Grey County Planning & Development Comments: Scott Taylor August 5, 2021		
The County provided previous comments on a pre-submission consultation for this proposal on November 2, 2020. In the time since the County submitted comments, the developer has submitted a number of technical reports and addendums. The application package also came with a comments response matrix to respond to each of the 2020 comments. It appears that the development will proceed via site plan approval, with a condominium exemption application to be submitted to the County at a later date.		
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	Acknowledged. Peer reviews are underway re Owners Noise Study report.
Appendix A to the County Plan maps the subject lands as being within an Intake Protection Zone and an Events Based Area. This has been noted in the comments response matrix.		

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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. Noise and air quality assessments were completed in support of the applications and updated assessments have been completed as part of this site plan application package. Based on the updated assessments, it would appear that there could be a noise issue with respect to some of the neighbouring development, including the cidery expansion that is currently underway. Staff would encourage further discussion with this neighbouring use, prior to a decision on the site plan application to ensure that the noise can be suitably mitigated. Further technical review or peer review may also be required. The development is proposing an emergency access to Highway 26. This section of Highway is under a connecting link agreement, as such staff would defer to the Town with respect to this matter.		