

No.	Commenter	Comment	Action Taken / Response
1.	Town of the Blue Mountains – Planning Services	<p>OP Review Comments</p> <p>Target density for the CLA area is 20 uph (Town OP calculated density by units per gross hectare)</p> <p>Density of the development proposed appears to be approximately 13.799 UPH. Staff note that this is on the low side based on Town policy. Ranges for singles is 10-25 UPH, Semis 15-35 UPH and Towns 25-40 UPH.</p> <p>It is recognized that in some areas maximum density may not be appropriate. Lower density may be reviewed to meet the provisions of Section B3.1.5.3</p> <p>Section B3.1.5 deals with Infill, intensification and Greenfield Development. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan.</p> <p>Singles, Semis and Townhouses at 2.5 -3 storeys are built forms supported by OP policy B3.1.5 considering the existing established neighbourhood / surrounding land uses</p> <p>At the time of subdivision agreement, more details can be provided to demonstrate consistency with Policy B3.1.5.3. We look forward for further discussions on the policies within that section.</p>	<p>The Plan of Subdivision layout has been revised to replace the single-detached lots with semi-detached lots in order to increase the overall net density in accordance with the County of Grey requirement of 20 units per net hectare, and to increase the gross densities for the individual lot types in accordance with Town of the Blue Mountains requirements.</p> <p>The Subdivision now provides a total net density of 21.5 units per hectare. While the gross density for the rowhouse lots is still low, the overall density has been increased in a manner that respects the scale and built form of the surrounding neighbourhood. This is discussed in greater detail in the Planning Justification Addendum Report.</p>
2.	Town of the Blue Mountains – Planning Services	<p>Zoning Review Comments</p> <p>The lands are currently zoned Development (D).</p> <p>The application seeks a flexible/multi zone to allow singles, semis and townhouses. The Town Zoning By-law is not set up with this type of zone. Staff recommend the property be split into separate zones</p>	<p>The single-detached component of the Subdivision has been removed. Accordingly, the entire area is proposed to be zoned R2 with a special provision, so multiple zones are no longer required.</p>

		<p>based on the location each dwelling type is to be located.</p> <p>A preliminary zoning review was completed. However, it assumes three separate zoning areas – R1-2 for the singles and R2 where the semis and townhouses are proposed.</p> <p>Note also that the zoning review was completed without the benefit of a comprehensive site plan showing all applicable setbacks. This information is not required at this time. House design will need to conform to the actual zoning applied.</p> <p>The frontage of the lots 3-7 does not conform to the requested zoning. Perhaps the R1-3 could be considered, since it has a minimum frontage of 12 m. Except for max lot coverage at 40% and lot area of 360 sq m, all other provisions are the same as R1-2.</p>	
3.	Town of the Blue Mountains – Planning Services	<p>Community Design Guidelines</p> <p>The Town’s Community Design Guidelines feature only singles or multiple dwellings. Semi-detached units and Rowhouses are not a specific dwelling type.</p> <p>Street oriented houses, including multiples, are supported by the guidelines.</p> <p>However both section 4.5.1 d) and 4.5.2 g) reads: Design residential buildings on corner lots so that both the front and side of the building are oriented to the respective public street and are treated in a similar fashion.</p> <p>To be consistent with that guideline, the Town would be looking for some additional design features to be added to the corner lots (proposed Lot 1 and Lot 9 end unit – eventual unit 15). These features could also aid in the smooth transition from the existing neighbourhood into the proposal in line with OP policy for infill/intensification.</p>	Additional design features will be explored for the corner lots at the time of development.
4.	Town of the Blue Mountains –	General Comments	Noted.

	Planning Services	<p>Experience with other projects has shown that meeting density targets of planning policy can be difficult on a smaller project, especially culs-de-sac.</p> <p>Planning Staff support concept of “backyards on backyards” with the development proposed to orient with backyards within the development meeting with backyards on Thorncroft and Orchard Drive properties meeting backyards on Huron Street. It is noted that Lot 7 would also have its side yard adjacent to the backyards on the previously severed lots fronting on Alfred. Staff note also that the backyards proposed are similar in depth to those on the adjacent Thorncroft properties (Also R1-2 zone).</p> <p>Note Town’s and County Development Charges by reviewing appropriate by-laws on Town Website and County Website.</p>	
5.	County of Grey Planning Department – Stephanie Lacey-Avon	Based on the timing of the applications in the development review process, County staff will provide preliminary comments at this time. Additional County comments may be required following further input from the public, agencies, First Nations/Metis, and/or Town staff.	Noted.
6.	County of Grey Planning Department – Stephanie Lacey-Avon	In both the PPS and the County OP, there are policies promoting minimum targets for the provision of affordable housing. As per section 4.2 of the County OP, the County would like to achieve a minimum target of 30% of new housing, or units created by conversion to be affordable in each local municipality. County staff encourage the developer to consider opportunities to make some of the proposed units affordable, fulfilling a need from both the Town of The Blue Mountains and the County.	Given the unit types being offered (semi-detached, and rowhousing), one of the intentions of the development is to provide units at a more affordable price point within the Thornbury context.
7.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 2.6 of the PPS requires protection for areas of cultural and archaeological heritage. A Stage 1 – 2 Archaeological Assessment was submitted with this application and concluded that a further stage 3 site-specific assessment will be required.	A Stage 3 Archaeological Assessment has been completed and is included with this re-submission.
8.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 3.2 is concerned with human-made hazards. A portion of the subject property was previously used as an orchard. A phase one environmental site assessment was completed to assess any potential contaminants.	Noted.
9.	County of Grey Planning	Schedule A of Re-colour Grey designates the subject lands as ‘Primary	The revised Subdivision layout now provides

	Department – Stephanie Lacey-Avon	Settlement Area’. Section 3.5(5) of the County Plan requires that a minimum development density of 20 units per <i>net hectare</i> be achieved for new development in Primary Settlement Areas such as Thornbury. The subject lands (excluding the road and reserve) are ~0.87 hectares. The development proposal will result in fifteen (15) total units. In order to meet the County development density provisions, the proposed development would need to have 17 units. There may be opportunities to include secondary units or slightly modify the proposed development plan to address the County policy.	a net residential density of 21.5 units per hectare in accordance with this policy.
10.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 4.3 of the County plan also speaks to healthy environments. Staff encourage the provision of shade and greenspace.	Options to provide shade and greenspace will be explored and provided to the extent possible. It is noted that a community centre and park is located immediately north of the property which will provide amenity space of the residents of the development.
11.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 8.9.4 of the Plan promotes high quality telecommunication services throughout the County. More specifically section 8.9.4(2) also recommends that either (a) fibre be installed to new developments, or (b) that conduit for future fibre be installed when constructing roads and infrastructure. County staff would encourage either fibre or conduit to be considered for this development.	Noted.
12.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 9.13 of the County Plan provides criteria for consideration for new plans of subdivision. County staff encourage safe access for pedestrians and other modes of active transportation within the subject development. There is an existing park space north of the subject property which will prove to be an asset for the proposed development. Staff encourage the use of accessible and age-friendly design features.	Noted. These features will be provided to the extent possible.
13.	County of Grey Planning Department – Stephanie Lacey-Avon	Appendix A also identifies ‘Intake Protection Zones’ and ‘Event Based Areas’ on the subject lands. County staff would defer to any comments from the Town’s Risk Management Official (RMO) for matters related to source water protection in this regard.	Noted.
14.	County of Grey Planning Department – Stephanie Lacey-Avon	Section 8.3 of the County Plan provides policies on roads throughout the County. A traffic opinion letter was submitted in support of this development. County Transportation Services provided comment March 3rd, 2020. As mentioned in an earlier Engineering Field Report for consent	Proposed entrance to the development is off Victoria Street and all driveways are internal.

		<p>applications B12/2019 and B13/2019, the Transportation Services Department requires a 10 metre Daylight at the intersection and a 0.3 metre reserve along the County Road allowance for the proposed subdivision.</p> <p>As per Section 2.5.2 of the Entrance Procedure where it states: <i>Where a subdivision or individual lot fronts on both a County Road and a Local Road, the entrance will be from the Local Road where feasible.</i> If an entrance cannot be accommodated for Part B or B12/2019 from the proposed subdivision as earlier requested, the proponent will be required to apply to the Director of Transportation (roads@grey.ca) for an Exemption to the Policy for the lack of separation between entrances (100 metres) prior to applying for an Entrance Permit onto Grey Road 113.</p>	
15.	County of Grey Planning Department – Stephanie Lacey-Avon	Of a general planning nature, County staff would also note that snow removal and clearing should be considered.	Noted. Proposed roadway will be public, and it will be designed to current Town Standards.
16.	County of Grey Planning Department – Stephanie Lacey-Avon	County planning staff would defer to the appropriate Town of The Blue Mountains staff for detailed development and engineering standards at the Town level. With respect to stormwater management, County staff would also defer to any comments from the Grey Sauble Conservation Authority (GSCA). Staff note that permeable parking areas are encouraged (as per section 8.9.2 of the County OP) where feasible.	Please note that the site is not regulated by the GSCA. Stormwater management will be designed in accordance with the Town Engineering Standards.
17.	Town of the Blue Mountains – Development Engineering	<p>1. Reports/Drawings required:</p> <ol style="list-style-type: none"> Hydrant Flow Test- Verifying existing water pressures. Storm Water Storage Facility Type. Record of Site Conditions – Phase Two Environmental Site Assessment and Remediation of DDE Impacted Soil Overall Master Grading Design Detailed Engineering Drawings 	Acknowledged. Hydrant flow test, SWM controls selection, Master Grading Design and detailed engineering drawings to be completed during detailed design. Preliminary Stormwater Management has been included in the Functional Servicing and Stormwater Management Report (June 2020)
18.	Town of the Blue Mountains – Development Engineering	2. As operation has requested, please explore the option to loop the watermain with a 50mm line instead of the proposed auto flusher.	Acknowledged. Revised report and figure include verbiage regarding a 50mm watermain loop instead of an auto flusher.
19.	Town of the Blue Mountains – Development Engineering	3. Please confirm if Sanitary Sewer is to tie straight into Sanitary manhole on Victoria St., or new MH or doghouse structure will be required. If the existing MH on Victoria is to be used, please confirm	The preliminary servicing figure shows the sanitary sewer connecting to the existing manhole on Victoria Street. Capacity and

		capacity in the Victoria St. MH. confirming no blockages, and bottlenecks will not occur from increased flow. Specify OPSS MH detail on detailed design.	specifications for system to be confirmed during detailed design.
20.	Town of the Blue Mountains – Development Engineering	4. Based upon the Functional Servicing & Stormwater Management Report, the existing 675mm storm sewer on Victoria St. does not have any residual capacity to convey runoff from the site. Please provide additional details as to proposed Stormwater Management required.	Acknowledged. Improvements are recommended in the report to upsize the existing storm sewer on Victoria Street to provide an outlet for the site. Improvements to be confirmed during detailed design. It is noted that the Town is considering the advancement of the Victoria Street reconstruction project per the Staff Report dated June 2, 2020.
21.	Town of the Blue Mountains – Development Engineering	5. Streetlight illumination to be designed to Town Engineering Standard lux levels and to dark sky policy per Official Plan (zero lux at property lines).	Acknowledged. A Photometric Plan will be prepared during detailed design.
22.	Town of the Blue Mountains – Development Engineering	6. Basement floor slabs to be a minimum of 0.5 m above the high ground water level. Are the proposed basements to be connected to the storm system, or are sump pumps to be discharged to the side yards? Please submit the year-long ground water level monitoring program results upon its completion.	Acknowledged. Storm system for the future residential units has not been selected at this time. This issue will be addressed during detailed design. Groundwater monitoring results will be provided post completion and as part of future detailed design submission.
23.	Town of the Blue Mountains – Development Engineering	7. Please note that our Engineering Standards typical road cross section includes 40mm HL3 top course, and 50mm HL4 base course.	Noted.
24.	Town of the Blue Mountains – Development Engineering	8. Please note that 900mm of Granular B' was used on Ashbury Court West, with the presence of DDE (a metabolite of DDT) in two of the samples, please confirm excess material dump site if required.	Noted.
25.	Town of the Blue Mountains – Development Engineering	9. The existing lots on Thorncroft Crescent may have split lot drainage, please confirm.	Confirmed via email to Town, dated March 5, 2020.
26.	Town of the Blue Mountains – Development Engineering	10. Please note that the any trees out the property limits of the site, will have to be replaced if damaged during construction.	Noted. All measures will be made to mitigate impact on existing trees, including construction fencing. Site grading plans have been designed to match grades at the property line to minimize impact on trees.
27.	Town of the Blue Mountains – Development Engineering	11. Asphalt cuts for external servicing connections on Alfred St West, or Victoria St. to be full width of road and reinstated to existing or better condition to Town Engineering Standards.	Noted.
28.	Town of the Blue Mountains –	12. Traffic control plans will be required for external servicing	Noted.

	Development Engineering	connections.	
29.	Town of the Blue Mountains – Water and Waste Water Services	Instead of an autoflusher at the east end of the watermain, we would like to see the 150mm watermain looped with a 50mm loop.	Noted. Functional Servicing and Stormwater Management has been updated with a proposed 50mm diameter watermain loop.
30.	Town of the Blue Mountains – Water and Waste Water Services	Please ensure there are no more than 3 laterals connected to the maintenance hole located at the east end of the sanitary system 3 in, 1 out.	Noted. No more than 3 laterals will be connected to the maintenance hole during detailed design.
31.	Town of the Blue Mountains – Operations Department	Provide snow storage area on right hand side of cul-da-sac. Ensure there is sufficient space between driveways for snow storage. This may result is the loss of one lot.	Noted.
32.	Town of the Blue Mountains – Operations Department	Ensure there is no street furniture on the right hand side of the road / streetlight / hydrants / utility pedestal	Roadway will be designed to Town standards. All street furniture cannot be placed on the same side of the road as separation is required between utilities and water system.
33.	Town of the Blue Mountains – Operations Department	Provide Block for rear yard catch basin	Acknowledged, a Block has been added to the Draft Plan.
34.	Town of the Blue Mountains – Operations Department	Provide storm connections for each lot	Noted. Provision of storm connections will be reviewed and discussed during detailed design stage based on layout and type of residential units.
35.	Town of the Blue Mountains – Operations Department	Provide /explain the details of the easement between parts B and Part C. (looks like a drainage easement)	The proposed drainage figure has been updated to show the proposed drainage block for the rear-yard catchbasin and sewer.