

No.	Town of Collingwood Compiled Comment: 01/31/22	Responder	Response (05/03/2022)
	<b>Town of Collingwood Planning Dept Comments:</b>		
	<p><b>Proposal:</b> File No. D002821 is a pre-consultation application for Site Plan Approval of a 90 unit common element condominium townhouse/semi-detached development in the Pretty River Estates registered subdivision (Block 181 51M-945). The residential units would include 82 townhouses dwellings and 8 semi-detached dwellings. Proposed tenure is a common element condominium, consisting of shared private roadways, parking areas and open space areas, with freehold lots.</p> <p>Please note that approval was given to and Official plan Amendment and a Zoning By-law Amendment by the LPAT (now OLT) via a decision issued on June 30, 2021.</p> <p><b>Applicant/Agent:</b> Loft Planning, Kristine Loft  <b>Property Owner:</b> John Welton Custom Homebuilding Ltd.  <b>Applications:</b> Site Plan Approval  <b>Municipal Planner:</b> Mark Bryan</p> <p><i>*Note*</i> Be advised, that, the Town of Collingwood has passed an Interim Control Bylaw to pause development and initiated a land use planning policy study. Additional details can be found here: <a href="https://engage.collingwood.ca/interim-control-by-law-icbl">https://engage.collingwood.ca/interim-control-by-law-icbl</a></p> <p>Applications in process at the time the ICBL was enacted, and new applications submitted after that point, will be circulated for comment to relevant departments and agencies. Statutory public meetings will be held to receive public input. Unless otherwise determined, limited planning analysis will be undertaken in consideration of, and recommendation reports will not be prepared until the recommendations from the Land Use Planning Policy Study and any outcomes including but not limited to associated Official Plan and Zoning Bylaw amendments that might be recommended are approved by Town Council and come into force. Should you choose to advance your applications at this time please be advised that, given the results of the land use planning policy study are not known at this time, your project may be subject to related approved Policies, Bylaws etc. that may impact the status of your application.</p>	--	--
A	<p><b>Summary of Application and Study Requirements</b></p> <p><u>Required Planning Applications</u></p> <ul style="list-style-type: none"> <li>• Site Plan Approval</li> </ul> <p><u>Future Planning Applications will likely include</u></p> <ul style="list-style-type: none"> <li>• Draft Plan of Condominium</li> <li>• Condominium Exemption</li> </ul>	LOFT	Site Plan Approval and Condominium Exemption submitted.

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	<ul style="list-style-type: none"> <li>• Part Lot Control Exemption</li> <li>• Required Plans/Studies/Reports</li> <li>• Response Matrix for comments received as a result of the entire pre-consultation process, as appropriate – including previous comments not updated with second pre-consultation submission.</li> <li>• Planning Justification Report (PJR), which needs to address the required applications and the planning merits of the development proposal within the context of the site and the surrounding area, including consideration of Provincial, County and Municipal planning and urban design policies, provisions and standards as well as the content of other applicable Council approved Town documents (e.g., Community-Based Strategic Plan, Parks Recreation and Culture Master Plan, etc.).</li> <li>• Site Plan Drawings (engineering and general details such as garbage enclosures, amenity areas, snow storage details, etc. are to be provided along with the standard site plan requirements)</li> <li>• Full site statistics including, but not limited to, proposed height, parking, setbacks, lot coverage, and landscaped open space</li> <li>• Landscape Plans</li> <li>• Urban Design Report**</li> <li>• Architectural Control Guidelines (in keeping with Town of Collingwood UDM and Talo Architects Pretty River Estates Architectural Design Guidelines)</li> <li>• Building Elevations from all sides including simplified depiction of existing and/or proposed adjacent buildings and context</li> <li>• Colour elevations including building materials</li> <li>• Renderings to show critical interfaces with public realm</li> <li>• Site sections, showing the finished grade and proposed buildings on this site in relationship to the finished grade and buildings on the neighbouring properties (especially to the west and north)</li> <li>• Construction Management Plan</li> <li>• Tree Preservation Plan</li> <li>• Photometric/Illumination Study</li> <li>• Phase 1/Phase 2 Environmental Site Assessment (or confirmation matter has been satisfactorily addressed)</li> <li>• Archaeological Assessment (or confirmation matter has been satisfactorily addressed)</li> <li>• Traffic Impact Study***</li> <li>• Noise Study</li> <li>• Geotechnical Investigation &amp; Groundwater Monitoring</li> <li>• Stormwater Management Report</li> <li>• Functional Servicing Report</li> <li>• Site Grading and Servicing Plans</li> <li>• Property Survey</li> </ul>		

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	<p>**Please refer to the following hyperlink for the Urban Design Report Terms of Reference:  <a href="https://www.collingwood.ca/sites/default/files/devcomattachments/afarrtown_of_collingwood_-_urban_design_submissions_tor_nov_3_2020.pdf">https://www.collingwood.ca/sites/default/files/devcomattachments/afarrtown_of_collingwood_-_urban_design_submissions_tor_nov_3_2020.pdf</a></p> <p>***A Terms of Reference outlining the required scope of the TIS to be provided prior to finalizing pre-consultation to the satisfaction of the Town</p>		
B	<p><b>Town of Collingwood Official Plan</b></p> <p>Schedule “A” Land Use Plan designates the subject property as Residential and adjacent to Environmental Protection</p> <p>Schedule “B” Environmental Protection - Natural Heritage Resource Areas - site greater than 120 metres from Category 1 Valleylands and Fish Habitat</p> <p>Schedule “C” Residential Density designates the subject lands as Low-Medium Residential Density Exception Two (permitted dwelling types and 15-23 units per hectare)</p> <p>Schedule “D” Transportation Plan identifies the subject lands as being accessed by a Local Road (Portland Street) and flanking an Arterial Road (Poplar Sideroad) which is under the jurisdiction of Simcoe County.</p> <p>Schedule “D1” Collingwood Trail System identifies the subject property as being adjacent to the Hamilton Drain Trail, and in close proximity to the Train Trail;</p> <p>Schedule “E” Municipal Service Areas identifies the subject property is located within Municipal Service Area 1;</p> <p>Schedule “E1” Municipal Services Plan identifies the subject property as being Adjacent to Trunk Water-main and in proximity to future Trunk Sanitary Sewer (actuality adjacent to Sewage Pumping Station and Sanitary Lines);</p> <p>Schedule “F” Urban Structure identifies the subject property as Green Fields (Lands for Urban Uses) outside the Built Boundary</p> <p>It is noted that the policies of the Official Plan, in its entirety, provide context within which the development proposal and associated applications must be considered and help to inform the content of the various studies required. While it is ultimately the responsibility of the applicant to review the Official Plan in its entirety, Planning Services identifies the following policies at this time to assist in this regard:</p>	--	--

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	<p><b>General Urban Design</b></p> <p>3.8 Urban Design Standards, 3.8.1, 3.8.2</p> <p>3.10 Conservation Authorities</p> <p>3.12 Energy Efficiency, Air Quality and Climate Change Adaptation</p> <p>3.13 Attenuation of Noise, Vibration, Odour and Noxious Emissions</p> <p>3.16 Potentially Contaminated Sites</p> <p><b>Residential</b></p> <p>4.3 Development Overview, including 4.3.1 Goals and Objectives</p> <p>4.3.2.2 Urban Design</p> <p>4.3.2.3 Affordable Housing</p> <p>4.3.2.4 General Policies Applicable to all Residential Density Designations</p> <p>4.3.2.8.3 Low-Medium Density Residential Exception Two</p> <p><b>Implementation</b></p> <p>8.3 Site Plan Control</p> <p>8.3.4 Road Widenings</p> <p><b>Natural Hazards</b></p> <p>3.9 Natural Hazards</p> <p>3.9.1 General Objectives</p> <p>3.9.2 Stormwater Management</p> <p><b>1. The proposed dwelling-types (townhouses and semi-detached dwellings) and density of 22.7 units per hectare are consistent with the applicable Official Plan policies.</b></p>		
C	<p><b>Town of Collingwood Zoning By-law</b></p> <p>Schedule "A" of the Zoning By-law zones the subject lands as Holding Nineteen Residential Third Density Exception Sixty (H19) R3-60. Single detached dwellings, Semi-detached dwellings, Townhouse dwellings, and Group or Cluster dwellings are permitted uses subject to several site specific setback requirements (i.e., 7.5m yards abutting rear lot lines of R2-9 Zone, 10.0m yard abutting Polar Side Road). An additional zone provision exists to facilitate the proposed tenure (i.e. treating the entire site as constituting a lot for</p>	--	--

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	zoning compliance purposes). The H19 Holding Zone reflects the following condition - confirmation of adequate and functional municipal water services.		
2.	A fulsome review of zoning compliance will occur with the first site plan submission. Fully dimensioned drawings, including individual and common landscaped areas, driveways, etc. will be required.	--	--
3.	A setback deficiency has been identified on the pre-consultation drawings - unit 13 of block 3 is shown with a setback of 2.3 metres to the eastern property boundary whereas the applicable zoning requires 6 metres for group or clusters of townhouses (see table 6.3.1.2 Residential Third Density (R3) Provisions).	Loft/Cobide	This has been updated on the attached plans.
4.	As per Provision 5.15 'Parking Space Requirements' identifies that two parking spaces per townhouse unit plus an additional 0.25 parking spaces per unit for visitor parking is required. Thus, the proposed development will require a total of 203 parking spaces - 180 parking spaces for the townhouse/semi units plus 23 visitor parking spaces. More information (delineation of parking spaces in driveways and garages will be necessary to determine zoning compliance). 30 visitor parking spaces are proposed.	Loft/Cobide	Garage dimensions have been added to the Site Plan to show the garage sizes and setbacks to the property line are also shown to delineate the amount of parking space available on each property.
5.	Please note that all buildings, sheds and other rear yard structures are subject to the 10 metre minimum yard requirement relative to Poplar Side Road.	Loft/Cobide	Noted. A clause will be added on title for the units along Poplar Sideroad.
6.	The maximum height for the townhouse and semi-detached dwelling units is 12.0 m. Please confirm the height of the proposed dwellings in your first submission (i.e. with elevations showing distance from averaged established grade to roof peak).	Sunvale Homes	Elevations provided.
7.	Bicycle parking is required at a rate of 0.5 bicycle spaces per dwelling unit to a maximum of 20 bicycle spaces to a maximum of 20. 30 dwelling units require 15 parking spaces. (Table 5.13.1.1).	CFC	Bike Rack provided on Landscape Plan.
8.	The Holding 19 (H19) needs to be lifted prior to development occurring and after the authorization of a by-law for a site plan control agreement.	Loft	Lift of Hold to be submitted as we move forward with SPA review. Noted.
	<b>Urban Design Manual</b>		
9.	The development proposal is required to demonstrate conformity with the Town's Urban Design Manual (UDM) to ensure it is appropriately configured and designed to achieve a high quality design and be	Sunvale Homes	Review under separate cover.

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	integrated and compatible with the surrounding area. The UDM can be accessed via the following link: <a href="https://www.collingwood.ca/sites/default/files/docs/town-services/collingwood-urban-design-manual.pdf">https://www.collingwood.ca/sites/default/files/docs/town-services/collingwood-urban-design-manual.pdf</a>		
10.	UDM Sections dealing with Site Character & Context (1), Blocks (2), Streets (3), Subdivisions (4), Lots (5), Site Layout (6), Buildings (7), Active Transportation (8) and Landscaping and Public Spaces (10) are especially important in addressing the overall design of the site.	Sunvale Homes	Review under separate cover.
11.	In general there is a need to identify an appropriate architectural theme, ensure visual interest, reduce perception of density and achieve appropriate streetscapes (e.g. through articulation, differentiation, variation of setbacks, mix of lot widths/sizing of lots, limitations on garage widths, appropriate grading transitions, height and massing, colour, materials, etc.). Additionally, the Urban Design Report for this site will need to address in detail the interface between this development and the existing development to the west and adjacent trail system including various mitigation measures such as architectural improvements to the rear elevations and screening (fencing, tree preservation, new plantings etc.)	Sunvale Homes	The development has followed the Lakeshore and Mountain Urban Design Theme.
12.	Section 7 of the UDM needs to be consulted in its entirety for further guidance and direction with respect to buildings – generally and in terms of specific direction provided for townhouse dwelling units (especially 7S Residential Standards). As presented with the pre-consultation materials, the townhouses could employ greater differentiation and mixing of faced widths, articulation, minor setback variations and from the internal private roads.	Sunvale Homes	Review under separate cover.
13.	Blocks of townhouses backing onto other residential dwelling units and other blocks of townhouses should achieve greater differentiation, articulation and potentially rear yard setback variations to improve privacy and aesthetics (i.e., avoid a ‘bowling alley’ effect).	Sunvale Homes	Review under separate cover.
14.	Rear yard access appears to have been provided from garages directly to rear yards and is supported by Planning Services staff.	--	Noted.
15.	<p>Active transportation links and general pedestrian connectivity within the development and with adjacent areas is an important element for walkability, livability and placemaking. Appropriate connections need to be incorporated into the development.</p> <p>-A connection to the Hamilton Drain Trail at the northwestern corner of the site in combination with an open space amenity area would provide benefit to the residents of the development and the broader community.</p> <p>- Similarly, several connections should be provided along the eastern boundary where appropriate and in consideration of additional opportunities to provide open space amenity areas for benefit to the residents of the development and the broader community.</p> <p>- a trail along the northside of Poplar Side Road is not recommended at this time, due to a variety of</p>	Cobide/CFC	A connection to the Hamilton Drain Trail has been added in the northwest corner and along the eastern boundary.

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	challenges (ditch, timing of County improvements, etc.).		
16.	Notwithstanding the private amenity areas afforded each unit, shared open space amenity areas are needed with multiple unit residential developments. The Urban Design Manual contains guidance and direction with respect to amenities and common open space areas, including provision of children's play areas where there are more than 15 residential units.	Cobide/CFC	These comments have been taken into consideration and additional amenity space is provide for within development.
17.	Visitor parking should be better distributed throughout the development and support accessibility for disabled persons (i.e., adjacent to sidewalks)	Cobide	Visitor parking has been reviewed and updates made to distribute.
18.	There should be sufficient space for enclosed garbage storage that meets the County's receptacle standards and is functional with other considerations (Site Plan drawings will require sufficient detail to assess how visitor parking, snow storage, landscaping and waste collection components will function)	Cobide	Garbage collection will be at each driveway. Bins to be stored in the garage.
19.	The development will need to be reviewed by Fire and Emergency Services with respect to acceptable emergency services access, including entrances widths and turning radii. A fire and emergency services specific connection may need to be accommodated at the southeast		Noted. We await Fire and Emergency Services comment.
E	<b>Additional Comments</b>		
20.	The Town's Environmental Site Assessment process will need to be followed. Based on previous approvals and site works it is anticipated that confirmation will be needed that an acceptable Phase 1 ESA has been completed for the lands and that no additional site study and/or remediation is necessary.	Cambium	Phase 1 ESA is completed and submitted. Phase 2 ESA is underway by Cambium.
21.	Archaeological clearance will also be required.	Archaeological Assessments Ltd.	Archaeology Report is completed and submitted. ENTERED INTO REGISTRY has also been received from MTCA and is submitted.
	<b>Standard Site Plan Requirements</b>		

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1.	The development will be required to proceed through the Town's Site Plan Control Agreement process.	--	Noted.
2.	All final drawings and plans (including colour copies of building elevations) are to be submitted digitally along with 5 sets of the paper hard copies. Planning Services requires the building elevations as coloured renderings in digital format to prepare the PowerPoint presentation for Council. All final plans are required one week prior to the Staff Report being presented to the Development and Operations Services standing committee.	--	Noted.
3.	A rectangular space for the "APPROVED" stamp is to be added to the bottom righthand corner of each drawing (dimension 3.5 in x 2 in.).	--	This area is being added to all plans.
4.	The applicant is to provide the name(s) of who(m) has the Authority to bind the Corporation (or the Owner) as well as their title (if any) for preparation of the Agreement.	Loft	Provided under separate cover.
5.	If there is, or will be, a mortgage on the property the applicant will provide the necessary information including the signing official name and title, any mortgagee, the mortgage amount and the registration numbers for preparation of the Agreement. Mortgagee will need to sign the Agreement and agree to postpone their registered mortgage in priority to the Town's Agreement being first on title. We will also need any mortgagee contact information for the Agreement.	Loft	Provided under separate cover.
6.	The applicant will provide a Letter of Credit or cash for 100% of site works and landscaping once the updated cost estimates have been approved by the Town. The submission of securities is required prior to Agreement being forwarded to Council for authorization.	--	To be provided.
7.	The applicant will provide proof of an insurance policy in the amount of \$5,000,000.00 naming the Corporation of the Town of Collingwood as insured so as to indemnify the Town. Submission of insurance is required prior to Agreement being forwarded to Council for authorization.	--	To be provided.
8.	The applicant shall pay a \$5,000.00 deposit fee to be applied to the legal and administrative costs for the preparation of the Agreement. This deposit is required prior to Agreement being forwarded to Council for authorization. The unspent balance of this deposit is returned once the file is closed.	--	To be provided.
9.	The applicant shall pay a Public Works & Engineering Department Site Plan Administration Fee (non- refundable) that will be 3% of the total for the site works (site works & landscaping combined) cost estimates. Minimum fee is \$4,000.00.	--	To be provided.

Pre-Consultation Planning Comments Date: Nov 17, 2021

Municipality: Town of Collingwood

Client: John Welton Custom Homebuilding Ltd.

17 Portland Street, The Townhouses of Pretty River

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10.	The applicant will be required to pay a cash-in-lieu of parkland dedication of five percent (5%) of the value of the land prior to issuance of the building permit.	--	Noted.
11.	The applicant is responsible to provide written clearance from external agencies that all concerns and issues have been cleared.	--	Noted.
12.	The applicant is responsible to pay any additional costs and expenses regarding this application that shall be determined by staff of Town.	--	Noted.
F.	<b>2021 Planning Applications &amp; Fees*</b>		
	<p><i>Current</i></p> <p>Site Plan Approval \$10,867.00 (\$6,133.00 application fee + \$4,734.00 contingency deposit) (please note 4th submissions require additional fee of \$558.00)</p> <p><i>Future</i></p> <p>Removal of Holding Provision \$1,737.00 (\$1,179.00 application fee + \$558.00 contingency deposit)</p> <p>Condominium Exemption \$2,606.00 (\$2,038.00 application fee + \$568.00 contingency deposit)</p> <p>Part Lot Control Exemption \$3,142.00 (\$2025.00 application fee + \$1,117.00 contingency deposit)</p> <p>*Please note that fees are subject to change.</p>	Loft	Fees have been paid for Site Plan Approval and Condominium Exemption request.
	Town of Collingwood Greg Miller, BSS, CBCO C.E.T.		
	At this stage of the proposal (pre-consultation) we are unable to provide comment on Building Code compliance matters; no concerns or objections.	--	Noted.
	<p><b>Public Works &amp; Engineering</b>, Sheldon Hancock 545 Tenth Line, Box 157 Collingwood, ON L9Y 3Z5 T. 705-445-1030   F. 705-445-1286</p> <p><b>Subject:</b> 17 Portland: Pre-consultation – 1st Submission <b>File No.:</b> D002821</p> <p><b>Date:</b> November 10, 2021</p>		

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	<p><u>Documents received:</u></p> <ul style="list-style-type: none"> <li>• Pre-consultation Application;</li> <li>• Site plan, servicing plans and grading plans prepared by Cobide Engineering Inc., revised September 20, 2021; and</li> <li>• Building elevation drawings prepared by Sunvale Homes dated August 7, 2021.</li> </ul>		
	<p><u>Engineering Services Comments:</u></p>		
1.	<p>A Functional Servicing Report will need to be provided to confirm development flows and that existing or proposed services have adequate capacity for sanitary sewage, domestic water demand, and fire flows. This shall include a brief assessment of the sewage pumping station and forcemain.</p>	Cobide	<p>A Functional Servicing Report is part of submission.</p>
2.	<p>Sanitary servicing and downstream capacity to be confirmed through the Town’s sanitary model. Modeling work will be conducted by the Town’s consultant at the developer’s expense at a flat fee of \$1,500.00; as such the engineering consultant is to provide the calculated flow data to the Town along with notice to when they should initiate this review.</p>	Cobide	<p>The proposed sanitary flows are included in the functional servicing report.</p>
3.	<p>A Stormwater Management Report will need to be submitted on behalf of the development addressing pre to post quantity and quality control measures. The report shall include the pretty river floodplain, demonstrate how the upstream flows will be conveyed through the development and shall confirm there is capacity within the existing SWMP. Pretty River floodplain elevations should be confirmed through the NVCA.</p>	Cobide	<p>A SWM assessment has been included in the Functional Servicing Report.</p>
4.	<p>There is a drainage and sewer easement through the proposed development which should be shown on the drawings. It appears the development is being constructed onto the easement. We are open to revising the limits of the easement providing the existing and proposed drainage and sewer can be contained within the proposed corridor. Documentation that describes and shows the easement is attached.</p>	Loft	<p>Easement has been released. Relevant release documents submitted with this submission.</p>
5.	<p>What is the rationale behind putting the concrete storm sewer in the boulevard rather than the roadway / curblin?</p>	Cobide	<p>The trunk storm sewer is shown behind the curb as there is very little fall from the existing headwall to the permanent pool of the pond.</p>

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			This along with the minimum opening elevations to remain above the regional flood require saw-toothing of the road. This results in a number of structures between the existing headwall and outlet. If a standard drop through each structure were to be used, the storm sewer would end up below the permanent pool. Having it behind the curb allows for few structures and therefore less grade drop.
6.	What is the rationale to installing the sanitary north of Block 12 and 13 instead of connecting into the existing sanitary sewer on Street A, similar to what is proposed in front of Block 13.	Cobide	The sanitary is proposed north of Blocks 12 and 13 to avoid having multiple services installed adjacent to the existing forcemain.
7.	A geotechnical investigation is to be provided. Groundwater monitoring should be completed for a minimum of two wet seasons. Underside of basement slabs (if proposed) are to be a minimum of 0.5m above the high groundwater elevation. Each unit must be equipped with a storm service.	CMT Engineering	Geotechnical Investigation is part of submission.
8.	TIS to be submitted on behalf of the development including analysis of the Street A and Portland intersection. Terms of reference to be discussed prior to the initiation of the design.	Paradigm	Traffic Impact Study is part of submission.
9.	Regarding traffic, the county will review the intersection of Portland Street and Poplar Sideroad.	--	Noted.

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10.	Snow storage locations should be shown on the site plan.	Cobide	Noted.
11.	The 90-degree curb alignment at the NW and SW corner of the site should be replaced with appropriate radii.	Cobide.	See revised plans.
12.	Place holder comment: The site plan agreement will include a clause which requires the developer's consultant to provide lot grading certification for each Block within the proposed development. Securities for topsoil and sod will not be reduced until the lot grading certification has been received and accepted by the Town.	--	Noted
13.	A photometric Plan shall be provided showing proposed lighting levels with zero illuminance levels along residential properties lines and documentation that fixtures are dark sky compliant shall be provided. Regard is to be given to existing houses on Portland Street. Photometrics should be reviewed at Portland Street and Cooper Street intersection to ensure lighting is in accordance with RP-8-18.	Cobide	To be provided as part of Submission.
14.	Please provide cross sections illustrating the interface between Pretty River Estates and the proposed development.		
15.	We note a portion of the property is located within the NVCA jurisdictional boundaries and will be subject to their review and comments.	--	Noted
16.	Cost of construction securities for the development will need to be provided for asphalt, granular materials, concrete curbs & sidewalks, sediment & erosion controls, landscaping quantities, all watermain infrastructure and all external works. A 3% Engineering Review fee is based on security costs or a minimum of \$4,000.00.	Cobide	Once the design is finalized and we are close to having the agreement ready, a construction cost estimate will be provided.
17.	A draft construction management plan is to be submitted before execution of the site plan agreement and shall be finalized prior to construction commencing. The scope of this report is identified in the attached document on the last page.	Cobide	Noted. A Draft Construction Management Plan will be provided prior to execution of a Site Plan Agreement.
	<p><b>Construction Management Plan</b></p> <p>The following information is required in a draft report at the time of agreement and is to be updated as the information becomes known. A final report is to be issued prior to construction.</p>	--	--

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1	<p><b>General, Project Safety and Security</b></p> <ul style="list-style-type: none"> <li>a) Project Description</li> <li>b) Project Team Contact Information (owner, consultant, contractor)</li> <li>c) Construction Schedule (Milestones)</li> <li>d) Construction Safety and Security</li> <li>e) Fire and Emergency Access</li> <li>f) Hours of Construction</li> <li>g) Construction Process Outline                             <ul style="list-style-type: none"> <li>i. Excavation and Grading</li> <li>ii. Shoring</li> <li>iii. Servicing</li> <li>iv. Crane and Hoist Operations</li> <li>v. Construction of Structure</li> <li>vi. Interior and Exterior Finishing</li> <li>vii. Occupancy</li> </ul> </li> </ul>	--	--
2.	<p><b>Noise, Dust and Vibration control</b></p> <ul style="list-style-type: none"> <li>a. Preconstruction Survey of Neighbouring Properties</li> <li>b. Dust and Mud Control</li> <li>c. Road Cleaning Schedule</li> <li>d. Emissions and Air Quality Control</li> <li>e. Noise</li> <li>f. Vibration</li> </ul>	--	--
3.	<p><b>Site Management</b></p> <ul style="list-style-type: none"> <li>a. Site Access and Haul Route map</li> <li>b. Fill Source and/or Disposal Site</li> <li>c. Traffic Management Plan</li> <li>d. Construction Trailer and Materials Storage location</li> <li>e. Off-Site Requirements</li> <li>f. Delivery Times and Loading Areas</li> <li>g. Worker Access and Parking</li> <li>h. Pedestrian Access</li> <li>i. Adjacent Property Access Impacts</li> </ul>	--	--

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4.	<b>Waste Management</b> a. General Waste Management b. Site Tidiness	--	--
5.	<b>Environmental Management</b> a. Erosion and Sediment Control b. Water Quality Control c. Tree Protection d. Spill Response Plan	--	--
<b>County of Simcoe</b> Calvin Dempster MSc. (Planning) Planner II County of Simcoe 1110 Highway 26 Midhurst, ON L9X 1N6 (705) 726-9300 ext. 1114 <b>Comment Request for Project:</b> D002821 <b>Pre-consultation</b> for 17 Portland, Block 181, 51M-945 <b>Date:</b> November 17, 2021 4:12:55 PM			
	Thank you for circulating the County on the above pre-consultation application for comment. County Planning staff understand that the applicant is seeking, through site plan control, to develop the subject lands with 90 condominium townhouse units on a private road. It is also understood that the County Transportation and Engineering department provided comments on the proposed development in a letter dated November 5, 2021. As such, the comments below will be limited to the provision of waste collection services.	Cobide	Changes have been made to the Site Plan to address County concerns related to Waste Collection.
	The County endeavors to provide Waste Collection Services to as many residential properties as possible throughout the County of Simcoe. While the County is not obligated or mandated to provide waste collection services to multi-residential properties with 6 or more units or residential dwelling units fronting on private roads, waste collection services may be provided in site-specific locations, where the development meets the Multi-Residential and Private Road Waste Collection Policy.  Please note that the County has secured a new collection contract and has moved to an automated collection system on November 1, 2021 and we are in the process of updating the Design Standards. Some new requirements are due to the new truck dimensions and the reach of the automated arm and will include cart set out distances from fire hydrants, mailboxes and other obstructions.	--	Noted.

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1.	<p><b>Specifically, County Solid Waste Management staff note the following:</b></p> <ul style="list-style-type: none"> <li>The majority of the property allows for continuous service and meets the minimum 6m curb to curb. However, access to the units in Block 3 is not adequate for turnaround and does not meet the County's Waste Collection Design Standards. All dead-ends within a development must have a P - Turnaround or T-Turnaround area that allows vehicles continuous travel or to reverse, in a straight line, through a 3-point turn. Collection vehicles are not to reverse more than 20 metres (from front wheel to front wheel). All turns shall have a minimum 13 metre curb radius and the head of the T shall be a minimum of 35 metres long, from paved edge to paved edge of the road or curb to curb, to allow the driver to pull in, reverse and make the turn to exit the T safely. Snow must not be stored at either end of the T unless the T is greater than 35 metres thereby allowing extra room for snow storage.</li> <li>Turning radii should be identified on all turns within the development. The turning radii must be a minimum of 13 m or greater to comply with the above-noted standards.</li> </ul> <p>If the development cannot be serviced, the County will request advisory clauses related to waste collection services to be included in the Site Plan Agreement, Condominium Agreement, and all Agreements of Purchase and Sale for all units in the proposed development.</p> <p>If the Applicants wish to discuss the comments noted above, please contact Stephanie Smith at (705) 726-9300 ext. 1014 or email <a href="mailto:stephanie.smith@simcoe.ca">stephanie.smith@simcoe.ca</a> in Solid Waste Management with any questions related to waste collection.</p> <p>Please circulate a copy of any future notices and the draft Site Plan Agreement associated with this application to the County for review and comment.</p>	Cobide	See revised Site Plan showing revised Block 3. All edge of pavement radii have been revised to be 13m.
	<p><b>Hydro One Networks Inc.</b> 185 Clegg Road (R32) Markham, ON   L6G 1B7  Dolly Shetty Real Estate Assistant   Land Use Planning  Email: <a href="mailto:Dolly.Shetty@HydroOne.com">Dolly.Shetty@HydroOne.com</a></p>		

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	<p>We are in receipt of Application D002821 dated October 20, 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> <p>For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.</p> <p>To confirm if Hydro One is your local distributor please follow the following link:  <a href="http://www.hydroone.com/StormCenter3/">http://www.hydroone.com/StormCenter3/</a></p> <p>If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre</p>	Cobide	Noted.
	<p>Peter Dorton, Senior Project Manager <b>E-Mail:</b> peter.dorton@ontario.ca  <b>Ministry of Transportation</b> Central Operations, Highway Corridor Management Section 159 Sir William Hearst Avenue, 7th Floor Toronto, ON M3M 0B7 Cell: (437) 833 - 9396</p>		
	<p>This site along Poplar SR is beyond MTO permit control area.  MTO review and approvals are not required.</p>	Loft/Cobide	Noted.
	<p><b>Nottawasaga Valley Conservation Authority</b>, 8195 8 Line, Utopia, ON L0M 1T0  Amy Knapp   Supervisor, Planning Services aknapp@nvca.on.ca   nvca.on.ca  T 705-424-1479 ext.233   F 705-424-2115</p>		
	<p>RE: Pre-consultation Comments Town File No. D002720  11476 Highway 26 NVCA ID # 24801</p> <p>Nottawasaga Valley Conservation Authority (NVCA) staff is in receipt of a pre-consultation application submission for the proposed site plan application of the development of a 90 unit condominium development located at 17 Portland Street in the Township of Collingwood.</p> <p>Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the</p>	--	Noted

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	<p>Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town.</p> <p>NVCA staff have received and reviewed the following documents submitted with this application:</p> <ul style="list-style-type: none"> <li>• DRAWING: "Site Plan", Cobide Engineering Inc., September 2021.</li> </ul>		
1.	<p><b>Ontario Regulation 172/06</b></p> <p>This property is entirely regulated by the NVCA for natural hazards (flood hazard and meander erosion hazard) associated with the Pretty River floodway. Due to the presence of the above-noted features, the subject property is entirely regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permission to develop under the Conservation Authorities Act is required from NVCA prior to any site alteration on this property.</p>	--	Noted.

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2.	<p><b>Natural Hazard - Regulatory Comments</b></p> <p>A two-zone policy of floodplain management has been established in this part of Collingwood whereby development is permitted in the flood fringe where flood depths and velocities are lower and the hazard can be overcome without adverse impacts to the function of the floodplain.</p> <p>This block (Block 181) was previously part of Phase 2 of the Pretty River Estates, then part of the Eden Oak/McNabb subdivision. It along with other neighbouring blocks were subject to a recent Ontario Land Tribunal decision on June 30, 2021 (case number PL171461).</p> <p>The decision involved the approval of an Official Plan and Zoning By-law Amendment to permit low/medium density residential development. It appears the technical background work was completed, satisfying the NVCA, Town, County and the Ontario Land Tribunal. Detailed plans and future development of the site should be in accordance with previously reviewed and accepted plans.</p>	--	Noted.
3.	<p>A geotechnical study will be required in support of the development application which outlines the following;</p> <ul style="list-style-type: none"> <li>a. On-Site Soils;</li> <li>b. The feasibility of the use of low impact development measures;</li> <li>c. The feasibility of the stormwater detention design as per Section 2.3 of the NVCA SWM standards;</li> <li>d. Confirmation as to whether there are any hazardous soils on site and any mitigation measures that may be required;</li> <li>e. Identify the stable top-of-bank and confirmation of stable slopes.</li> </ul>	CMT Engineering Ltd.	See attached Geotechnical Investigation.
4.	<p><b>Natural Heritage and Ecology - Advisory Comments</b></p> <p>Staff advise that the subject property is in proximity to a wetland feature associated with the Pretty River floodway. NVCA's Planning and Regulations Guidelines stipulate that a setback of 30m to wetland features from development activities.</p>		

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5.	<p><b>Additional Advisory Comments</b>  <b>Stormwater Management:</b></p> <p>A stormwater management report and associated plans will be required to current standards. More information can be found in the NVCA engineering guidelines available on our website at <a href="http://nvca.on.ca">nvca.on.ca</a>.</p> <p>This property falls within a block of a previously approved subdivision. We would recommend the design engineer confirm the stormwater management scheme for the site conforms to the any previously accepted master drainage/stormwater management plan for the area.</p>		<p>See Functional Servicing Report outlining how the site is in conformance to the proposed conditions in the SWM Report for Pretty River Estates.</p>
6.	<p><b>Hydrogeology</b></p> <ol style="list-style-type: none"> <li>The applicant is encouraged to complete the Hydrogeological Assessment check List intended to support development applications, Found on Table 1 (page 6 and 7) of the document entitled "Hydrogeological Assessment Submissions, Conservation Authority Guidelines for Development Applications" June 2013 which can be found on our website.</li> </ol>		
7.	<p><b>Submission Requirements</b></p> <ol style="list-style-type: none"> <li>NVCA staff request that all submissions materials be provided in digital format only.</li> </ol>		
8.	<p><b>Fees</b></p> <ol style="list-style-type: none"> <li>Effective March 2016, the NVCA has a new fee schedule. A copy of the policy and associated fee schedule can be found online using the following link:  <a href="https://www.nvca.on.ca/Shared%20Documents/NVCA_Planning_Fees_Mar_2016.pdf">https://www.nvca.on.ca/Shared%20Documents/NVCA_Planning_Fees_Mar_2016.pdf</a></li> </ol> <p>The fee for residential draft plans of subdivision is \$3,300 per net hectare, with a minimum fee of \$12,500 and a maximum fee of \$100,000. This fee is payable in four phases with the first 25% being due upon receipt of formal application.</p> <p>NVCA will provide a formal request for fees upon submission and circulation of a Planning Act application.</p>		
9.	<p><b>Conclusion</b></p>		

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	<p>NVCA staff appreciates the opportunity to comment at this stage in the process. These comments should be considered valid at the time of issuance and preliminary in nature. The information presented herein is based on a preliminary concept plan and should not be considered NVCA final comments at this time. We will require additional information (full application submission) in order to complete our review and additional comments may be provided in the future. The NVCA may at any point change our comments should new information become available which raises concerns pertaining to the NVCA core mandate. Should you require any further information, please feel free to contact the above signed.</p>		
	<p>Wendy Martin, Manager of <b>Parks</b> January 28, 2022 SUBJECT: 17 Portland, Block 181 Pretty River Townhomes</p>		
1.	<p>The Parks, Recreation and Culture Department have reviewed the Development proposal dated Jun 2021 and offer the following comments:</p> <p>It is assumed the development is a private road, condominium. The parcel at the northwest corner could potentially become a common amenity space adjacent to the Hamilton Drain Trail. A pedestrian link to the Hamilton Drain trail would be beneficial to the residents.</p>	Cobide/Crozier	A trail connection has been provided.
2.	<p>A trail connection will be required on the northeast side of the development to access the Hamilton Drain Trail.</p>	Cobide/Crozier	A trail connection has been provided.
3.	<p>It is assumed that the East side of the development is not impacting the existing road to the pumping station.</p>	Cobide	Correct. The development will not impact the existing road.
4.	<p>A trail / sidewalk connection at the east End of Street A is required to connect to pumping station road</p>	Cobide/Crozier	A trail connection has been provided.
5.	<p>All trails must be constructed to Town standards.</p>	Cobide/Crozier	Noted. Development is by way of Condominium and the trail connections will be private.
	<p><b>Simcoe County District School Board</b>, 1170 Hwy 26 - Midhurst, ON L9X 1N6 www.scdsb.on.ca Kandas Bondarchuk, MCIP, RPP, CAHP Planner, Planning &amp; Enrolment - 705-728-7570</p>		
	<p>NOTICE OF PRE-CONSULTATION FOR SITE PLAN CONTROL 17 PORTLAND STREET, TOWN OF COLLINGWOOD</p>		

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	<p>Thank you for circulating notification with respect to a pre-consultation application for site plan control pertaining to lands municipally addressed as 17 Portland Street to enable the development of ninety (90) condominium townhouse units. The subject lands were subject to an Ontario Land Tribunal decision dated June 30, 2021. The water usage is yet to be confirmed.</p> <p>Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Additionally, staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability</p> <p>Planning staff request that the Simcoe County District School Board’s standard conditions, as indicated below, be included:</p>		
1.	That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County 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.	--	<b>Noted.</b>
2.	If school buses are required within the development 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 Simcoe County Student Transportation Consortium.	--	<b>Noted.</b>
3.	Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.	--	<b>Noted.</b>
4.	Once the Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.	--	<b>Noted.</b>
5.	Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.	--	<b>Noted.</b>

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	Should you require additional information, please do not hesitate to contact this office.		
	Heather McGinnity P.Eng., Manager of <b>Environmental Services</b> , Hmcginnity@collingwood.ca 43 Stewart Road, Collingwood ON L9Y 4M7 tel 705-445-1581 ext 3301 November 16, 2021 Re: D002821 Pre-consultation for 17 Portland, Block 181, 51M-945		
	This pre-consultation is for the Site Plan Control approval of 90 unit condominium townhouse development in the Pretty River Estates subdivision (Block 181 51M-945). The parcel of land is located at 17 Portland Street. The Water Division has reviewed the submission and offers the following comments related to the water system components:		
1.	Please refer to Planning comments regarding the Interim Control By-law (ICBL).	--	Understood.
2.	The subject property does not appear to have any existing water service connections, however the property fronts a 300 mm watermain on Portland Street and a 500 mm watermain on Poplar Sideroad, as shown below. The developer is proposing to install a new 200 mm watermain connecting to the existing watermain on Portland Street. Any connections to the Town water system are to be installed by the Town of Collingwood Water department by live tap, at the Developer's expense.	--	Noted.
3.	A Functional Servicing Report shall be completed detailing the required water demand calculations and speak to fire protection requirements for the development. A site servicing plan shall be submitted showing the water servicing plan. Fire and domestic service must be separated at the property line with isolation valves. Please provide a drawing demonstrating 45m hydrant spacing radiuses.	Cobide	Separate fire and domestic servicing will be provided.
4.	The proposed water demands will need to be added to the Town water model to ensure adequate water flow and pressure for all demands including fire. To do this, the Town Water Division will require proposed water demands and digital plans (AutoCAD) showing the watermain layout and topographic information. This information will be forwarded to our consultants for modeling. This work is to be carried out at the developer's cost. This work shall be completed to the Town's satisfaction prior to Site Plan. By-law.	Cobide	Proposed water demands are shown in the Functional Servicing Report.
5.	As a general principal each property shall have one service and one meter. Additional meters can be added internally to measure the water use for each apartment, if applicable. However, the municipality will have one meter, connected to one water bill. This note should be added to the engineered drawings and included on the "site plan"/development" agreement.	Cobide	Noted.

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6.	For condominium developments, an easement will be required over the proposed water main and it should extend to the individual unit curb stops. The following phrase should be included in the site plan agreement. "To hereby convey to the Town a blanket easement to permit the maintenance of all water mains extending to the curbstops and access to and maintenance of unit isolation valves on or before acceptance of the watermains by the Town;"	Cobide	Noted.
7.	A completed Form 1 and appendix signed and stamped by a Professional Engineer will need to be submitted to Town Water for approval prior to constructing any water infrastructure, all at the developer's cost.	Cobide	Noted.
8.	It should be noted that all Town water mains and services are to be constructed in accordance with the Town Water Department standards. That is ductile iron water mains and copper services at a minimum depth of 1.7 metres.	Cobide	Noted.
9.	As a general principle, the Town discourages watermain system dead ends.	Cobide	Noted.
10.	Plan and profile drawings will need to be submitted for the new water mains and water services.	Cobide	Plan and Profile drawings are being prepared.
11.	A construction water fee will be charged in accordance with the current fees and charges bylaw.	--	Noted.
12.	Any proposed irrigation system connections must be identified on the design drawings. Irrigation water demands are to be included in the functional servicing report. Service to the irrigation system may be separate with dedicated meter and backflow device.	--	Noted.
	<b>County of Simcoe, Transportation and Engineering</b> , Zoran Nedelkovski, C.E.T Engineering Technician II (705) 726-9300 ext. 1222, 1110 Highway 26, Midhurst, Ontario L9X 1N6 November 05, 2021 RE: Pre-Consultation Application – File No. D002821 – Pretty River Estates 17 Portland St. (Block 181 51M-945), Town of Collingwood, County of Simcoe.		
	Thank you for requesting pre-consultation comments from the Transportation & Engineering Department for the above-noted development.  The County of Simcoe's Transportation & Engineering Department will review the site plan drawings and documents when submitted but upon preliminary review of the submitted documents, the following conditions would be included at the time of site plan:		

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1.	An Engineering Review Application form and applicable fees will be required to be submitted to the County for each submission.	--	Noted.
2.	<p>The Applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following:</p> <ul style="list-style-type: none"> <li>• A 0.3 metre reserve along the entire frontage of the subject property adjacent to Poplar Sideroad (County Road 32).</li> </ul> <p>The Applicant shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan (1 copy and 1 electronic copy) which sets out the 0.3 metre reserve block to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 1 copy and 1 electronic copy of the deposited reference plan.</p> <p>All costs associated with the land transfer, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc., shall be fully borne by the Applicant. All legal documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Applicant. The Applicant shall submit to the Legal Services Department of the County a deposit in the amount of \$1000.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded.</p> <p>The County of Simcoe is requesting the 0.3 metre reserve pursuant to sections 51(25) of the Planning Act and such land will form part of the highway in accordance with section 51(26) of the Municipal Act 2001.</p>	Van Harten	Noted. RPlan will be prepared.
3.	The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County road. Any temporary construction entrance shall be from the Local Road and not the County Road.	--	Noted.
4.	If applicable, a Road Occupancy Permit will be required for any work being completed within the County right-of-way.	--	Noted.

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5.	The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures within 45 metres of lands adjacent to County Roads. Any new buildings and other structures (including decks) must be located 10 metres from the Poplar Sideroad right-of-way limit. Please confirm whether the townhomes within Blocks 1, 2, and 3 will include decks, and if so, are they included within the currently identified building envelopes.	Cobide/Sunvale	No decks are proposed on Blocks 1-3.
6.	<p>Prior to final approval and any site alteration, the Owner shall submit the following to the satisfaction of the County of Simcoe:</p> <ul style="list-style-type: none"> <li>a. Traffic Impact Study;</li> <li>b. Stormwater Management Report;</li> <li>c. Functional Servicing Report;</li> <li>d. Grading and Drainage Plans;</li> <li>e. Landscape Plans including fencing details;</li> <li>f. Site Servicing and Composite Utility Plans; and,</li> <li>g. Erosion and Sedimentation Control Plan.</li> </ul>	--	Part of Submission.
	If you require any further information, please do not hesitate to contact me.		