

January 24, 2018

**RE: First Submission Comments on the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Applications for 175 Zoo Park Road, Wasaga Beach Affordable Housing
TOWN FILE: OP03/17, Z14/17 and SP05/17**

The following chart provides responses to how the Town's and other agencies' comments were addressed. The responder represents the organization responsible for the item based on the original comment, as follows:

- SCHC – Simcoe County Housing Corporation
- MHBC – MacNaughton Hermsen Britton Clarkson Planning Limited
- MCL – MCL Architects Ltd.
- Pearson – Pearson Engineering Ltd.
- JD Bell – John D. Bell Associates Ltd.
- JD Northcote – JD Northcote Engineering Inc.
- Riverstone – Riverstone Environmental Solutions Inc.
- Tristar – Tristar Engineering

Town of Wasaga Beach – Planning Department January 2, 2018			
No.	Comment	Comment Response	Responder
General Site Plan Comments			
1	The following comments are based on the plans and drawings submitted by the County dated September 29, 2017.	Acknowledged.	
2	Site Plan approval is contingent upon both the proposed Official Plan Amendment (OP03/17) and Zoning By-law Amendment (Z14/17) coming into force and effect.	Acknowledged.	
3	Written comments from the following agencies have been provided for the Official Plan Amendment, Rezoning, and Site Plan Application: HydroOne (dated August 16, 2017), Enbridge Gas (dated October 18, 2017), WSP (dated October 26, 2017), Town of Wasaga Beach Public Works & Engineering (dated November 14, 2017) and Nottawasaga Valley Conservation Authority (dated November 9, 2017).	Acknowledged. It was confirmed through a conversation with the Town (January 4, 2017) that WSP did not provide comments on this application and therefore they have not been addressed in this comment response chart.	MHBC

4	Upon receipt of the site plan drawings acceptable to the Town, the Town will prepare a Site Plan Control Agreement for execution by the Owner and the Town. The Town maintains a policy of executing the Site Plan Control Agreement upon receipt of plans and schedules acceptable to the Town, the receipt of a certificate of liability insurance naming the Town as co-insured and the receipt of the required securities in the form of cash or letter of credit from a chartered Canadian bank.	Acknowledged.	
5	Please note that the Town maintains a policy of requiring securities equivalent to 100% of the value of off-site works and 25% of the value of on-site works.	Acknowledged.	SCHC
6	Please include the following information on the site plan: a) Zoning of adjacent lands b) File Numbers OP03/17, Z14/17 and SP05/17	Completed.	MCL
7	Please ensure that all lighting is "Dark Sky" compliant and that any off-site light spillage is mitigated through the use of shielding and directional controls. Please insert a note on the plans as follows "Light fixtures designed for exterior illumination must be "Dark Sky" compliant and installed with the light directed downward and deflected away from adjacent lots and streets."	A note indicating all fixtures are dark sky compliant can be found on Drawing LE-1.	Tristar
8	Please revise the site plan and landscape plan to show the location of light standards as indicated on the lighting plan.	MCL: Completed. JD Bell: Completed.	MCL JD Bell
9	A curb cut in front of the main drop-off entrance should be considered for better accessibility.	Completed.	MCL
10	As per our discussions please review the architecture to ensure the roof-top mechanical penthouse box relocated toward the centre of the building.	Completed.	MCL
11	A re-design of the parking island adjacent to the disabled parking stalls is suggested. A curb cut/ramp should be installed at the parking island to improve access from the parking stalls to the apartment buildings.	Completed.	MCL
12	Marked paint strip delineating the path from the access ramp to the barrier free stalls	Completed.	MCL

	should be considered on the site plan drawings.		
13	Additional parking islands with plant or green space should be consider midway between parking stall for aesthetics and sustainability purposes.	MCL: Completed by relocating the parking island at east end to a central location. JD Bell: Completed by relocating the parking island at east end to a central location.	MCL JD Bell
Official Plan			
14	The subject lands are currently designated the "Tourism Commercial" designation on Schedule 'A-7' of the Official Plan. By way of application for Official Plan Amendment (file OP03/17), Simcoe County Housing Corporation, are proposing to develop the lands for High Density Residential. The Official Plan Amendment was passed by Town Council via (By-law 2017-92). Final approval is contingent on adoption by Simcoe County Council.	The Official Plan Amendment was adopted by Simcoe County Council on January 23 rd and is undertaking the 20 day appeal period that lapses mid-February.	MHBC
Zoning Compliance			
15	The subject land is currently zoned the Development (D) Zone and the Environment Protection (EP) Zone. By way of application for Zoning By-law Amendment (file Z14/17), the lands are proposed to be rezoned to Residential Type 4 (R4-5) Zone. The Zoning By-law Amendment is in conjunction with three site specific exceptions which include reduction in parking space requirement, reduction in required privacy yard and increase in maximum height. Town Council adopted By-law 2017-93 on December 19, 2017.	Acknowledged.	
16	Please revise the site plan to show visitor parking. The Town does not have a visitor parking requirement in their Comprehensive Zoning By-law however, designated visitor parking is important in the Town of Wasaga Beach due to the area being a popular tourist destination in the summer months. Visitor parking signs should be identified on the site plan. Identification should be in the form of a sign and painted 'S' on each visitor space.	Completed.	MCL
Landscaping			

17	The tree strip along the south portion of the subject property should contain a variety of tree species that will improve the visual screening between the subject property and the existing residential lots. The tree species chosen should result in a fuller tree canopy.	Completed. A row of 60 Colorado Blue Spruce has been provided along the south property line interspersed with 20 Pin Oak between the parking lot area and the rear yards of the Wally Drive residents to increase screening.	JD Bell
18	Provide additional trees for screening purposes around the transformer box.	The entrance feature and ornamental grasses will screen the transformer from the street view.	JD Bell
19	All trees planted along the south boundary line should have a height and coverage that is above the adjacent fence line. The County shall confirm in the landscaping plan the initial height of trees that will be planted along the southern property line.	The proposed conifers are min 3.0m ht. at the time of planting. The adjacent fence is 2.4m ht. Oversized oaks have been proposed as well along the south landscape strip.	JD Bell
20	The Town encourages the application of xeriscape landscaping treatment which promotes the use of drought tolerant plants. We recommend the landscaping treatment adopt xeriscape ground plantings where possible. Including but not limited to mulch material.	All the plants in the parking islands are drought and salt tolerant. All the shrub beds include cedar mulch treatment.	JD Bell
21	Please provide a cost estimate for landscaping associated with this development.	A cost estimate will be provided upon confirmation of the Letter of Credit with the Town.	JD Bell
Engineering Matters			
22	Please see attached comments.	Additional engineering comments were provided on November 14, 2017 and are addressed below.	
23	Addendum: <ul style="list-style-type: none"> • 2 water services to the property – Town’s policy is a single service per property. The designated fire and domestic lines will have to be separated internally to the site. • Fencing of the boundary with the Public Works Material Storage and Operations Yard – chain link fencing will not be accepted. At a minimum a 2 m high tight board fence along the north and east boundary of the County’s site where it abuts the Material Storage and Operations Yard is required. Unless the revised Noise Impact Study recommends an acoustic fence at a greater height. • 2017 Traffic Study Updated (TSU) – Staff is waving the necessity for the County 	<ul style="list-style-type: none"> • A single water service comes into the site and is separated internally. • A tight board fence has been proposed along the north and east boundary. • Acknowledged 	Pearson

	to utilize the 2017 TSU numbers, recognizing the timing of availability of this information.		
Building Code			
24	Please see attached comments.	Additional engineering comments were provided on November 16, 2017 and are addressed below.	
Architectural			
25	Please ensure that renderings are consistent with the elevations provided.	MCL: Completed. JD Bell: Acknowledged.	MCL JD Bell
26	Please label cladding and façade materials on elevation drawings.	Completed.	MCL
27	The windows facing the south façade should be made up of a translucent or glazing material for screen and privacy purposes.	Completed.	MCL
28	The architectural treatment of the service doors should be designed to minimize visual impact on the building's main entrance. Material used for the door should include a variation of cladding materials for better incorporation into façade entrance.	Completed.	MCL
Additional Matters			
29	Please submit four (4) full size copies of each of the plans and drawings prepared in support of the proposed along with one (1) reduction (8 ½" x 11") and a digital copy.	Acknowledged.	
30	Please be advised that further comments may be forthcoming pending the comments received at the public meeting.	Acknowledged.	

Town of Wasaga Beach – Engineering Department November 14, 2017			
No.	Comment	Comment Response	Responder
General Comments			
1	The current use of the site as a Town of Wasaga Beach Public Works Yard has produced stockpiles of various materials. The stock piles are located within the footprint of the Simcoe County Housing site will be removed from the site by the Town, prior to April 2018. However, the remaining stockpile(s) east of the County site will remain and continue to be accessed by Public Works machinery and Staff following development of the County Housing site.	Acknowledged.	

	Accordingly, all documents are to reflect this.		
2	It is understood that Zoo Park Road will be re-constructed to accommodate extension of the existing municipal storm sewer from Wally Drive, to north of the new driveway location for the Public Works Yard, complete with sidewalk and inlet catchbasins, as a "semi-urban" cross-section consistent with the south section of Wally Drive. The design of which is currently being undertaken by the Ainley Group on behalf of the Town.	Pearson: A semi-urban cross section has been included on the ND-1 drawing.	Pearson
3	All applicable Plans are to clearly show the Town owned 4.0 m strip along Zoo Park Road. Additionally, the Legal Survey should be revised to reflect this adjustment to the site.	MCL: Completed. JD Bell: a 4.0 dimension line has been added to the landscaping plans. Pearson: 4.0m road widening strip along Zoo Park Road has been included on all drawings. Tristar: Completed. SCHC: All plans have been updated to reflect the 4.0m ROW along Zoo Park Road. The County will engage the Town regarding the need and timing for an updated Legal Survey. The County has also been in contact with the Surveyor regarding this matter.	MCL JD Bell Pearson Tristar SCHC
Stormwater Management Report & Servicing Brief			
4	Staff notes that this document references the Town of Wasaga Beach 2010 Engineering Standards. The Town's Standards were updated in 2015 and accordingly the most recent Standards are to be referenced and utilized (as applicable) for the design of this project.	The report has been revised to reference the 2015 Town of Wasaga Beach Engineering Standards.	Pearson
5	Staff further notes that the design has utilized the Town of Collingwood IDF curve parameters to calculate storm intensity values. Staff recommends that the designer utilize the MTO Intensity Duration Frequency Curve data, as it is more up to date and	Calculations have been revised to use IDF information from the MTO curve lookup tool.	Pearson

	better represents the actual site.		
6	Staff notes that the information provided for storm sewer post-development areas on the Plan (STM-2) and in the Appendices (Storm Sewer Design, 5-year Table) are not consistent. Further, Staff requests clarification on the discrepancy between areas, as it appears there is a designed break point on the site as identified on the grading plan that has not been identified within the Design Table.	The storm sewer design sheet has been revised to match drawing STM-2. Additional catchment areas have been added to drawing STM-2 to reflect the grading.	Pearson
7	Additionally, the Table should be filled in to identify the areas.	Addressed.	Pearson
8	The Report should be revised to reflect that the existing roadside ditch on Zoo Park Road will be replaced with storm sewer which is to be installed across the site frontage as part of this project.	Addressed.	Pearson
9	Staff requests clarification with regard to Section 6.3 of the Report, specifically with regard to the following statements; i. <i>The proposed storm sewer will outlet to the existing roadside ditch on Zoo Park Road and will be designed to connect into the storm sewer from the development to the east.</i> ii. <i>In the event of a storm greater than the 5 year storm, the proposed storm sewer will surcharge, forcing stormwater to underground storage chambers.</i> iii. <i>The site will be graded to include a major system flow route that will flow through the proposed (statement ends without clarifying what it will flow through).</i>	i. The storm sewer outlet for the site is the existing roadside ditch on Zoo Park Road. The storm sewer has also been designed to accommodate the potential future development east of the site. ii. The storm sewer has been designed to convey the 5 year peak flow. In the event of a storm greater than the 5 year storm event, the storm sewer will therefore have insufficient capacity and surcharge, forcing stormwater into the underground storage chambers. This sentence has been revised to clarify that the major system flow route will flow through the proposed driveway entrance.	Pearson
10	Staff requests clarification with regard to the statement in Section 6.4 – <i>a 250 mm diameter orifice tube is proposed to reduce post development peak flows to pre development values.</i> How will this orifice tube work in relation to the above noted “surcharging of the system to force stormwater to underground storage chambers”?	The orifice plate restricts flow causing stormwater to back up into the underground storage chambers, which are placed at a higher elevation.	Pearson
11	Further to the above, Staff questions why the entire pipe length from CBMH2 to MH1 has not been sized with a 250 mm diameter	The orifice tube has been removed and replaced with an orifice plate located at CBMH1.	Pearson

	sewer (i.e. replaces 4.2 m of 450 mm).		
12	Staff notes that bio retention trenches (2) have been proposed for stormwater management, however the statement noting that <i>"due to high groundwater elevation across the project site, infiltration measures such as bio retention trenches ... could not be used effectively"</i> , appears to conflict with the proposed design, including the proposed StormTech underground detention facility. Clarification is requested.	The bioretention trenches have been designed with an impermeable liner, providing quality control and phosphorous removal through filtration as opposed to infiltration. Similarly, the StormTech chambers will be wrapped in an impermeable liner and are not designed for infiltration.	Pearson
13	Additionally, Staff questions the effectiveness of the 2 proposed facilities, based on size, locations and groundwater situation.	Please refer to the Bioretention Filter Sizing Calculations which demonstrate that the trenches have been sized as per TRCA LID guidelines. As mentioned above, the trenches will be lined with an impermeable liner therefore the groundwater will not impact the bioretention.	Pearson
14	Staff requests clarification with regard to Section 8 – paragraph #1 states that <i>"with the increased imperviousness of the site, 1,772 m³ will be infiltrated over the grassed areas under post development conditions."</i> Paragraph #2 states that the high water table across the site prevents the infiltration of stormwater back into the ground.	Infiltration will still occur over grassed areas at the surface. The statement in paragraph 2 has been revised to clarify that infiltration measures cannot be implemented as they are typically located approximately 1.0 m below ground.	Pearson
15	Further description with regard to how material removed from the proposed Oil Grit Separator is to be disposed of is recommended. The statement – <i>"Material removed from the unit will be disposed of in a similar manner to that of other stormwater management facilities."</i> is not detailed enough maintenance purposes.	Additional details regarding disposal as per Town standards have been added to the Operations and Maintenance Manual, contained with Appendix E of the Stormwater Management Report and Servicing Brief.	Pearson
16	Staff requests clarification from the designer with regard to just how the proposed StormTech underground storage chambers are to function, including with respect to the high water table noted on the site.	An impermeable liner will be provided to ensure groundwater does not enter the chambers.	Pearson
17	An Operations and Maintenance manual will be required for the site, including but not limited to the bio retention trenches, StormTech Chambers and OGS structure, as part of the Site Plan Agreement.	An O&M manual has been provided with this submission.	Pearson
Report Drawings			
18	Staff notes that the proposed Site Plan has not been included with the document and	Completed.	Pearson

	suggests that it should be for clarification purposes (ensure the engineering drawings reflect the Site Plan).		
19	Further, it should be noted that as part of the next submission a full sized Set of Engineering Drawings for the site is to be submitted, complete with details, notes and all other applicable drawings for review and comment.	Completed.	Pearson
20	On STM-2 – Post Development Storm Catchment Areas, drainage arrows are shown direction overland flow off site to the Town’s Public Works Yard. This is not acceptable; all site runoff is to be controlled within the site. Major storm events should be conveyed via an overland route through the site to Zoo Park Road.	A drainage swale has been implemented to direct flows westward as opposed to the Town of Wasaga Beach Public Works yard. Overland flow has been directed to the wetland at the Northwest corner of the site.	Pearson
21	<p>SG-1 Site Grading Plan</p> <ul style="list-style-type: none"> a. Proposed site grades exceed the Town’s design standards (max 5% with the remainder at 3:1 max). b. The noted bio retention trench details have not been provided. c. A typical cross-section for Zoo Park Road, complete with sidewalk and catchbasins will be required to demonstrate transition grading from the site to the roadway and should reflect the actual conditions of Zoo Park Road (i.e. location of street lights). d. Clarify the noted “adjust or rebuild” existing sanitary sewer manhole on Zoo Park Road and revise accordingly on all applicable drawings. e. Clarify the proposed T/W (183.85) and B/W (184.02), at northwest corner of proposed building. f. Clarify low points – potential trapped drainage in the south west corner of the site at Zoo Park Road and proposed CBMH1 in centre of driveway/access to site? The CBMH location is not preferred. Recommend catchbasins be installed along curb/gutters. g. A cross-section is required for the “buffer area” along the south perimeter of the site. h. Seasonal high groundwater level elevations are to be noted on the Plan 	<ul style="list-style-type: none"> a) Proposed site grades have been adjusted to match the Town’s Design Standards. b) The bio retention trench details have been provided. c) The typical cross section of Zoo Park road has been included on the ND-1 drawing. d) The noted “adjust or rebuild” has been revised to “relocate and replace” e) The proposed T/W of the northwest corner of the proposed building has been corrected. f) Trapped drainage at the southwest corner of the site to be addressed by others (Ainley Group and Town). CBMH1 has been re located adjacent to the southern curb. g) A cross-section of the “buffer area” along the south perimeter has been added. h) Seasonal high groundwater level elevations have been noted on 	Pearson

	(Table 1).	Table 1.	
22	<p>SS1- Site Servicing</p> <p>a. An inspection maintenance structure (MH) is required at the street line of Zoo Park Road for both the sanitary and storm sewer systems to clearly delineate the private/public systems.</p> <p>b. It is recommended that the proposed OGS be installed within the site as the operation and maintenance of this structure will be the County's responsibility and typically these structure are located upstream of the inspection structure prior to connection to the municipal system.</p> <p>c. As noted above, clarification is requested with regard to the proposal to construct a CBMH structure in the middle of the access driveway and not at the curb/gutter location, as this provides for a potential ponding/freezing scenario. Further, Section 5.8 of the Terraprobe Report notes that <i>"pavement areas should be designed to ensure that water is not allowed to pond adjacent to the outside edges of the pavement."</i> The potential for infiltration of water around the lid at the asphalt joint is not preferred.</p> <p>d. Provide clarification with regard to storm sewer design elevations, as it appears that the elevation of the StormTech system is higher than the storm sewer inverts.</p> <p>e. Provide proposed structure sizes on the Plan (i/e/ CBMH2 located within area of bio retention trench).</p> <p>f. Provide a temporary blow off on the watermain extension to east for future service to the second building.</p> <p>g. Staff notes that the Site Plan provided by MCL identifies a "yard hydrant" in the area of the recreational area. This hydrant along with its service should be clearly noted on all applicable drawings.</p> <p>h. It is recommended that a proposed sanitary invert elevation be provided</p>	<p>Pearson:</p> <p>a) An inspection maintenance structure (MH) has been added at the street line.</p> <p>b) The proposed OGS has been moved within the site.</p> <p>c) CBMH1 has been relocated to the southern curb.</p> <p>d) The Stormtech system has been specified as an SC310 Chamber, and as such has been redesigned to maintain manufacturers minimum specified cover.</p> <p>e) Structure sizes have been added to all proposed structures.</p> <p>f) A temporary blow off has been added to the watermain.</p> <p>MCL:</p> <p>g) "Yard hydrant" is now clearly noted on all applicable drawings.</p> <p>Pearson:</p> <p>h) A proposed sanitary invert elevation has been provided to the connection from MH2A to the building.</p> <p>i) The note in regard to tapping the existing watermain on Zoo Park Road has been changed to reflect an approved contractor.</p> <p>j) A single water service from Zoo Park Road is servicing the site, split internally.</p>	<p>Pearson</p> <p>MCL (item g only)</p>

	<p>for the connection from MH2A to the Building.</p> <p>i. It should be noted that the Town's Operations Staff does not carry out watermain tapping for services greater than 50 mm dia. and as such the note with regard to tapping the existing watermain on Zoo Park Road should be revised accordingly.</p> <p>j. A single water service from Zoo Park Road to service the site is the Town's standard servicing policy. Accordingly, it is recommended that the design reflect a single service to the site, complete with a bulk meter requirement for the domestic line and a backflow preventer on the fire line, both of which would be separated within the site.</p>		
Environmental Noise Impact Study			
23	It is noted that this report has not considered the ultimate build out of the site and therefore does not address potential noise form east of the site, where the Public Works Yard will continue to be active.	The noise impact is from the "Chipper" which was confirmed by Town staff will remain at the northeast corner of the Works Yard.	dBA
24	Further, the statement in Section 4.0 that notes that <i>"the yard is not utilized during nighttime hours or weekends"</i> is incorrect. There are times when snow removal equipment may be accessing the yard during evening/night and weekends. Further, the Town implements an afternoon shift during the winter months (typically December to April; 1:30 pm – 10 pm) which affects this statement. Accordingly, the report should be revised to accurately reflect usage of this yard after hours and on weekends.	The Yard may be utilized at night for snow removal which is not considered as a stationary noise source and is considered during an emergency or safety practice.	dBA
25	Staff acknowledges that the backup warning devises are exempt from noise control regulations, however disagrees with the elimination of them for noise calculation purposes, as they typically are the prominent noise complaint from residents. Accordingly, Staff requests that the study include backup warning devises.	Back up Warning Devices are Federal Regulations and addressed in MOE NPC-300 Stationary Sources Definition Exemptions .5 Back Up Beeper.	dBA
26	Staff questions how, when <i>"the same noise levels were utilized to calculate the Wall Drive"</i>	We recommended the 2.0m noise wall as at the time of the noise study	dBA

	<i>noise barrier requirements in 2017</i> ", resulting in the consultant (dBA) recommending a 2.43 metre high noise fence be constructed along the entire south boundary of the current site/Wally Drive residences, but under this project is only recommending a 2.0 metre high noise fence along a portion of this site's amenity area and not recommending any noise mitigation along the remainder of the site.	for Wally Drive, the Trucks were located abutting the rear yard of the residential homes. Noise mitigation is only require for daytime for the area of the OLA's (Amenity Space) no other area needs to be addressed for noise.	
27	Staff is requesting dBA re-evaluate the noise calculations to include backup warning devises and revise their recommendations accordingly. At a minimum Public Works is requesting a 2.0 metre high tight board fence along both the north and east limits of the County's site, to be constructed prior to occupancy of any of the units. Further, Staff may undertake review of a submitted revised Study by a third party consultant should the results not provide for additional mitigation for the proposed site.	If the Town is requiring a 2.0m high tight board fence along both the north and east limits its not required as a noise issue. As previously mentioned Noise mitigation during the day is for the amenity spaces. If at night then it is addressed by windows.	dBA
28	Staff notes that this report has only taken into consideration the Town's Public Works Yard and does not address how roof top mechanical apparatus of the subject site may impact the adjacent residences on Wally Drive. Accordingly, it is requested that the Study investigate noise mitigation for any potential noise sources of the project site.	Roof Top mechanical system was addressed in letter November 16, 2017. During final plan submission prior to the issuance of a building permit we will issue a Certificate of Approval for the Roof Top mechanical equipment.	dBA
Archaeological Assessment (Stages 1 & 2)			
29	Staff acknowledges that no further archaeological assessment is warranted however the following comments are provided; a. The report identifies the site as "present use of study area is vacant lot." The site is currently used as a Public Works Yard. b. Clarification is requested with regard to paragraph #5, page 16 where the report makes reference to " <i>the beach park pavilion, concrete patio, artificial beach and recently constructed pavilion.</i> "	The report has been revised on pages 16 and 17 accordingly, re-issued and submitted to MTCS for sign-off. It is acknowledged that the site does not include a beach park pavilion, concrete patio, or artificial beach.	
Geotechnical Investigation			
30	The report states that dewatering will be required for construction of services and the building. Clarification is requested from the Design Consultant (Pearson) as to where and	This will be confirmed at the time that Permit To Take Water has been issued. Likely discharge through filter bags, on-site swales, temporary	Pearson

	how the dewatering discharge will be handled.	sediment control ponds and outletting to the roadside ditch on Zoo Park Road.	
31	Staff recommends that the Design Consultant (Pearson) review Section 5.8 and confirm/ensure that the storm sewer and driveway/access/parking area designs consider the geotechnical recommendations, with regard to construction.	Section 5.8 was considered through the design of the storm sewer and parking lot. Subdrains connected to manhole structures have been proposed at low points where standing water may collect.	Pearson
32	Staff notes that the report states that " <i>there is limited stormwater infiltration potential at this property.</i> " This comment is in direct conflict with the proposed stormwater management design and accordingly it is recommended that the Design Consultant (Pearson) provide comment on how their proposed design is to function.	Typical infiltration measures are located 1.0-1.5 m below ground and therefore separation from the water table could not be obtained. The bioretention trenches and quantity control chambers will be wrapped in an impermeable liner to prevent groundwater from entering the storm system. The design has been revised to include a surface infiltration trench north of the proposed building in order to meet the NVCA's minimum water balance criteria.	Pearson
Scoped Environmental Impact Study			
33	This report makes references to Section 6.6.2 of the Servicing Brief (Pearson Engineering Ltd., March 2017), saying that a stormwater management system should be designed as per the direction of this section. A response from Pearson Engineering Ltd., confirming that their September 2017 Stormwater Management Report and Servicing Brief addresses stormwater management as per their March 2017 Design Brief is required.	An addendum letter to the Scoped EIS (September 2017) has been prepared to reference Section 6.3, 6.4 and 6.5.1 of the Stormwater Management Report and Servicing Brief prepared by Pearson Engineering in January 2018.	MHBC
34	Staff agrees with the reports recommendation that Section 4.2 of this report be included as conditions of the Site Plan Agreement for the development.	Acknowledged.	MHBC
35	Staff further recommends that the preferred location for the Public Works Yard new access be located as shown on Figure 3 of the report.	MCL: Completed. Pearson: The location of the Public Works Yard access has been revised to be placed as per Fig. 3 of the EIS Report completed by Riverstone Environmental Solutions.	MCL Pearson
Traffic Impact Study and Parking Study			

36	Staff notes that the Town's 2012 Transportation Study Updated (TSU) has been utilized. The Town's 2017 TSU has recently been completed. Data is now available and accordingly 2017 numbers should be used for this study. Staff will provide a copy of the 2017 TSU to JD Northcote Engineering.	As per the comments received from the Town on January 2, 2018, an addendum has been made in relation to this comment and the TIS will not be required to be updated based on the 2017 TSU.	MHBC
37	Staff questions the ITE land use 255 (Continuing Care Retirement Community) used for the Parkbridge Developments and suggests that land use 251 or 252 would be more representative of the two developments.	The change in land use would result in approximately 9 total additional trips in the AM peak hour and 14 total additional trips during the PM peak hour. Based on the Synchro results for the Total 2027 scenario, the additional trips would have a negligible impact on the overall traffic operations in the study area and would not change the recommendations provided in our report.	JD Northcote
38	Staff questions whether this report should make reference to the Town's Public Works Yard entrance which will be located just north of this new development.	The Public Works Yard access driveway would be at least 90 metres north of the proposed Site Access driveway. This is well in excess of the TAC minimum spacing requirement for a driveway adjacent to an intersection on a collector road (TAC Figure 8.8.2 – minimum corner clearance for unsignalized intersection is 25 metres). As such, we do not have any concerns with the impact of the Works Yard access driveway.	JD Northcote
39	Staff is not in agreement with the section of the report dealing with parking. Specifically with regard to Section 6.3.4 where it compares this site with sites in Bradford and Barrie and states that this site " <i>provides the same or better level of access to the necessary services and infrastructure to accommodate a car-free lifestyle.</i> " This site does not have the same access to provincial transit (GO) as the other sites references and therefore in Staff's opinion will have a higher resident parking rate as a result.	Based on the City of Barrie Multi-Modal Active Transportation Master Plan, GO Transit trips account for less than one percent of the total mode share. Based on this data, access to GO Transit is not anticipated to have a notable impact on the parking demand.	JD Northcote
40	This report should be revised utilizing the Town's 2017 TSU data and should look at similar sites in the Collingwood and north areas with respect to resident parking	As per the comments received from the Town on January 2, 2018, an addendum has been made in relation to this comment and the TIS	MHBC

	utilization.	will not be required to be updated based on the 2017 TSU.	
Site Plan – MCL Architects			
41	All Plans must be reflective of each other, i.e. Engineering Drawings and the Site Plan should be the same. The Site Plan is to include proposed servicing of the site. (water, storm and sanitary services).	MCL: Completed. Pearson: Site plan and engineering drawings have been coordinated to conform to one another.	MCL Pearson
42	This Plan is also to include the following; a. Boundary dimensions of the site; b. Proposed height of all new fencing, along with height of existing fencing; c. Any proposed signage; d. Delineation of snow storage area on site; e. Garbage receptacles/enclosure, and; f. Turning radii along the fire route.	a. Boundary dimensions added; b. Fence heights have been added to the site plan with the exception of the east and north area around the future development as the fence type has not been selected and no technical requirements were provided for this location; c. Signage added; d. Snow storage shown; e. Garbage is located inside building; f. Turning radii updated.	MCL
43	It is recommended that the site hydro transformer not be located along the south boundary of the site, to allow for additional plantings as a buffer to the existing residents on Wally Drive.	Transformer will not be relocated. Sufficient landscaping provided around transformer.	MCL
Electrical Drawings – Tristar Engineering			
44	E1 – A legend is required on this plan, along with clarification/details identifying type of light, wattage, direction of lights, as well as dark sky compliant confirmation.	Fixture schedule for light fixtures can be found on drawing #LE-1, Cut sheets of fixtures are provided with the submission.	Tristar
45	LE-1 – Point Plot information is required to the boundary of the site (all sides). The current information does not demonstrate that there is no light trespass beyond the south boundary limit. This is a requirement.	This has been corrected.	Tristar
46	It is recommended that Wasaga Distribution Inc. be contacted to confirm there is sufficient power to the site and that there are no required upgrades to the distribution system along Zoo Park Road to service the development.	In progress. Wasaga Distribution Inc. has been contacted regarding this matter.	Tristar
Landscape Plans – John D Bell Associates Ltd.			
47	Staff requests that the City of Barrie Acceptance block, be removed from all Plans.	Completed.	JD Bell

48	Staff notes that there is a small section of trees identified to be preserved at the northwest corner of the site and questions whether or not there is an opportunity to preserve any of the existing trees along the Zoo Park Road frontage?	There is no other opportunity to preserve trees due to the required grading changes along the road frontage.	JD Bell
49	<p>Landscape Plans, LP-1, 2, 3, 4 & 5</p> <ul style="list-style-type: none"> a. Encroachment of landscape features into the Town owner 4 m strip along Zoo Park Road will not be accepted; b. Relocate the proposed trees along Zoo Park Road frontage to within (1.0 m) the site boundary; c. Proposed groundcover for the area along the south boundary of the site is to be noted. d. The planting design does not appear to consider the bio retention trenches – servicing information should be included on this Plan to identify location of proposed catchbasins and any other appurtenances which may impact plantings. e. Clarification is required with regard to “Hem” species types, as it does not appear in the planting list. f. Fencing details will need to be revised to reflect the revised Noise Impact Study, or conform to a redesign of the fencing type and height based on Public Works requirements. g. The retaining wall detail requires revisions to clearly reflect that any proposed connections of drainage pipes should be to a positive outlet, not to the municipal storm sewer system per “the Municipal By-law”, as the Town of Wasaga Beach has no such By-law. h. It is recommended that additional “greenspace” be provided within the parking lot, between parking stalls similar to the areas shown at the end of the stalls (east and west). i. The detail showing the retaining wall should include the proposed railing. 	<ul style="list-style-type: none"> a. There is no planting proposed on the 4.0m road widening. b. Completed. c. Native seed mix have been proposed and labeled on LP-1. d. The bio retention trenches, catch basins etc. have been included and the plantings updated. e. Completed with the exception of the east and north area around the future development as the fence type has not been selected and no technical requirements were provided for this location. f. Completed. g. Completed. h. All available spaces have been landscaped. i. The railings have been removed due to the revised height of the retaining wall (max. 0.76m) 	JD Bell
Pearson Engineering Ltd. Drawing Set (11 x17)			
50	It should be noted that engineering drawings are to be provided at full size and to scale for all future submissions.	All engineering drawings have been provided at full size and scale.	Pearson

51	Staff has provided comments on the engineering drawings submitted as part of the Stormwater Management Report and Servicing Brief above.	Acknowledged	Pearson
52	A cursory review of the Notes and Details plans has been completed and Staff provides the following comments at this time, noting additional comments may be provided once full sized plans are submitted: a. The construction notes are to conform to the Town's 2015 Engineering Standards b. The proposed Zoo Park Road cross section should reflect that the west side will not have street lights, as street lights are currently mounted on the hydro poles located on the east side of the street.	a) Construction notes now conform to Town of Wasaga Beach's 2015 Engineering Standards. b) The proposed Zoo park road semi urban cross section has been adjusted to show street lights on the east side of the street.	Pearson
	It is requested that each of the above noted comments be addressed in the next submissions.	Acknowledged.	
	It is further requested that a detailed explanatory cover letter be submitted with the next submission, itemizing how each comment above has been addressed.	This comment response chart has been prepared to provide/clarification on how each item has been addressed by the particular consultant.	MHBC

Town of Wasaga Beach – Building Department November 16, 2017			
No.	Comment	Comment Response	Responder
Drawing Revisions Required			
i	The architectural Site Plan needs to show the complete Fire Route per OBC 3.2.5.5 and 3.2.5.16 - Indicate on the site plan the location of fire hydrants - Indicate on the site plan the entire proposed fire route, including the centre line radius of any turns and the provisions for existing or any provisions for turning around	Completed.	MCL
Drawing Comments			
ii	The concentration of primary front entrance, garbage pick-up, allowance for moving and allowance for maintenance, all in one location on the same side of the building will entail scheduling/logistical challenges for the operation of the buildings.	Acknowledged.	MCL
Building code Issues (relevant to the Building Permit application process, identified here for information)			

only and not requiring address within the Site Plan Application Process and not the product of a complete OBC Review)

iii	None identified at this level of review	Acknowledged.	
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**County of Simcoe – Planning Department
October 27, 2017**

No.	Comment	Comment Response	Responder
	The subject lands are designated 'Settlement' within the Schedule 5.1 Land Use in County of Simcoe Official Plan. The subject lands are located inside the delineated built boundary of Wasaga Beach as delineated by the Province. County Official Plan policy 3.5.24 states that Wasaga Beach is to achieve a 20% intensification target within the built boundary. Based upon the details provided, it appears that the proposed development would contribute towards the Town of Wasaga Beach's intensification target (approximately 56 units per hectare or 99.56 residents per hectare based on 1.77 persons per apartment unit (2016)).	Acknowledged.	MHBC
	As noted in previous comments, the redesignation of the 'Tourist Commercial' designation to 'Residential High Density' is not seen as a conversion of employment lands as per the Growth Plan.	Acknowledged.	MHBC
	Section 4.3 of the County Official Plan addresses affordable housing. The policies within this section note that the development of affordable housing is important to the County and local municipalities to ensure individual health and long term community vitality. The County will work with local municipalities to reduce unmet housing need, reduce housing inequality, improve housing quality, and provide for an efficient delivery of affordable housing. Policy 4.3.9 specifically notes that the County has a target of a minimum of ten percent (10%) of all new housing units created each year will be affordable housing units. The proposed project will aid the County providing new and quality affordable housing units and meet affordable housing targets within the Town of Wasaga Beach and the County.	Acknowledged.	MHBC
	It should be noted that the County is the approval authority for local official plan	Acknowledged.	MHBC

	amendments.		
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Nottawasaga Valley Conservation Authority November 9, 2017			
No.	Comment	Comment Response	Responder
Natural Hazards			
1	Organic soils have been identified on the site. These soils will need to be removed and the recommendations outlined in the above noted geotechnical investigation should be implemented prior to construction on the site.	Acknowledged.	Pearson
Stormwater Management			
2	The pre-development condition to be used for determining the required volume for stormwater management quantity control should reflect the natural conditions of the site (i.e. no asphalt, gravel or development of any kind). A runoff coefficient of 0.08 to 0.15 better reflects the pre-development condition.	Following discussions with NVCA staff, the runoff coefficient for the gravel area has been reduced to 0.40.	Pearson
3	For the development of the IDF data NVCA staff recommends the use of the MTO's online tool available at: (www.mto.gov.on.ca/IDF_Curves/terms.shtml).	The IDF information has been revised to utilize data from the MTO Curve Lookup tool.	Pearson
4	The design of the bio-retention cells should be clarified. Grades should be shown on the detail plans and the location of the liner should be illustrated. Will the liner surround the bio-retention cell to allow for run-off to be collected in the bottom? Groundwater is shown to be above the bottom in the cross-section. Is the liner to keep groundwater out of the bio-swale? The plan view does not show the 150 mm diameter perforated pipe. Please add.	Additional details have been added to drawing SEC-1 to clarify the design. Grades have been added to the SEC-1 drawings.	Pearson
5	If ponding is to occur at the proposed bio-retention cells, then the drawdown time will need to be calculated.	No ponding is proposed at the bioretention trenches for quantity control purposes.	Pearson
6	Planting plans should be provided for bio-retention facilities. This will assist with the removal of phosphorous. Please verify the calculations for phosphorous loading.	Planting plans will be included with the submission of the Landscape drawings provided by John D. Bell Associates (LP-2, LP-3, LP-4). The proposed plantings will improve the phosphorous reduction provided by the bioretention trenches and therefore a conservative removal efficiency of	Pearson

		45% has been utilized as per the TRCA LID manual.	
7	The StormTech chambers should be shown on the grading plan. What is the ground level in the area of the chambers? Will the groundwater levels affect the operation of the StormTech chamber?	The StormTech chambers have been added to drawing SG-1. The chambers will be wrapped in an impermeable liner and therefore the groundwater will not impact their operation.	Pearson
8	Please illustrate the major storm conveyance route. Please confirm that the maximum ponding level including flow is 0.3 metres assuming 50% blockage of the catchbasins.	Additional overland flow arrows have been added to show the major storm conveyance route. The site has been graded to ensure ponding is below 0.30 m for each catchbasin.	Pearson
9	The actual model of the CDS oil/grit separator model has not been mentioned. The analysis of the model needs to be submitted. Will the CDS model be able to counteract the buoyancy forces of the high groundwater?	The CDS model has been specified on the drawings and the report. Due to potential changes during the design phase of the project, the manufacturer will typically provide buoyancy calculations when the unit is ordered in order to determine if any additional measures are required to counteract the buoyancy forces of the groundwater.	Pearson
10	At least 5 mm of rainfall is to be retained on site for water balance requirements. The detailed area types should be confirmed (i.e., forest and grass). How will the roof tops of buildings be accommodated in water balance calculations?	A surface infiltration swale has been provided north of the proposed building which was sized to retain the first 5 mm of rainfall. The rooftop area is proposed to connect to the storm sewer via roof leader and therefore will not drain towards the infiltration swale. However the majority of the catchment area draining to the swale is comprised of landscaped area which is expected to be generally clean.	Pearson
11	Please provide an operations and maintenance manual for the bio-retention cells and StormTech chambers.	An O&M manual has been provided with this submission.	Pearson
Geotechnical			
12	Please provide a geotechnical letter or report in support of the Stormwater management design as per Section 2.3 of the "NVCA Stormwater Technical Guide" (December 2013). The suitability of the proposed low impact development measures should also be addressed including confirmation of the high groundwater level compared to the	Based on the NVCA Stormwater Technical Guide, the bio-retention trenches are within the high water table and therefore we have wrapped them in an impermeable liner. They will not infiltrate and as such no geotechnical review of these trenches are required. As the	Pearson

	bottom of any infiltration facilities.	infiltration gallery to the north is 0.40m above the high groundwater level, it does not meet the 1.0m minimum separation in the guidelines. This trench is designed with best efforts to get as much infiltration as possible given the high water table and as such, no geotechnical review of the infiltration trench is required.	
Natural Heritage			
	<p>The boundary of the Provincially Significant Wetland [PSW] along the north edge of the existing works yard was staked with Ministry of Natural Resources and Forestry [MNRF] staff on June 23, 2017. Three small wetland pockets (all less than 0.04 hectares) were mapped within the narrow roadside strip running parallel with Zoo Park Road by Riverstone staff in 2017. NVCA staff confirmed these pockets via roadside survey. MNRF has excluded these pockets from the PSW complex. Given their small size and isolation, NVCA staff concur with the MNRF approach.</p> <p>The proposed development would remove the southernmost wetland pocket and encroach into the southern edge of the central pocket. The relocated access driveway into the public works yard is proposed between the north and central wetland pockets. This approach maximized wetland pocket protection to the extent possible given development and works yard access requirements.</p>	Acknowledged.	
13	Page ii of the Environmental Impact Study [EIS] (5 th last bullet) indicates "a stormwater management system should be designed as per the direction of Section 6.6.2 of the Servicing Brief (Pearson Engineering Ltd., March 2017)". This reference is made again on page 11 (2 nd bullet) of the EIS. Please note that the stormwater management report and servicing brief prepared by Pearson is dated September 2017, and although the correct version of the Servicing Brief is referenced on page 8 and 10 of the EIS and the correct version is appended to the EIS, there is no Section 6.6.2. Please clarify.	An addendum letter has been prepared and will be submitted with the re-submission package to the Town which provides for the correct reference	MHBC

14	Subject to the clarification requested above, the mitigation measures outlined in the EIS are comprehensive and should be carried through and implemented during the remainder of the planning and construction process.	Acknowledged.	SCHC
15	Subject to addressing comments # 13 and # 14 above, NVCA staff are satisfied that all natural heritage issues have been addressed to the satisfaction of the Conservation Authority.	Acknowledged.	MHBC
	NVCA staff have no objection to the above noted applications to amend the Official Plan and Zoning By-law of the Town of Wasaga Beach. The above noted comments should be addressed prior to any decision related to the above noted application for site plan approval.	Acknowledged.	MHBC

Simcoe County District School Board November 7, 2017			
No.	Comment	Comment Response	Responder
	<p>Although planning staff are supportive of affordable housing in every community, we are concerned about the impact of this development proposal on the board's ability to provide pupil accommodation in Wasaga Beach.</p> <p>New residential growth in the community has been steadily increasing and will be ongoing. Currently, the public elementary schools in the community are over capacity and projected to remain over capacity with increasing reliance on portable accommodation. Furthermore, the off-street parking requirements limit the number of portable classrooms which may be placed on the existing school sites to accommodate pupils generated by additional residential development within the Town. We have noted that affordable housing units generate above average pupil yields.</p> <p>The school board identified a new elementary school in Wasaga Beach as Priority 6 in the response to the Ministry of Education's June 2017 Request for Capital Project Funding Submissions. The school</p>	<p>The building proposed will accommodate 99 affordable residential units, 70% designed for seniors and 30% designed for families, thus there will only be a small amount of children generated from this development.</p> <p>Acknowledged.</p>	MHBC

	<p>board currently has two designated elementary school sites in Wasaga Beach. One is located in the east end of the community in a future phase of the Elm Developments draft plan of subdivision and one in a yet to be drafted phase of the Sunnidale Trails Secondary Plan area. Currently there is no elementary school site available for development in Wasaga Beach. Efforts to secure a much needed elementary school site in Wasaga Beach by requesting the developer include an elementary school site in the Phase 1D of the Pacific Sunnidale Trails plan have been halted by Council Resolution No. 2017-06-04 as noted below:</p> <p><i>"BE IT RESOLVED THAT Committee of the Whole recommends to Council that it formally request the Simcoe County District School Board to pursue construction of a 7-12 school in Wasaga Beach rather than pursuing a third elementary school in the community."</i></p>		
	<p>Therefore, we respectfully request the Site Plan Agreement include the following conditions:</p> <ol style="list-style-type: none"> 1. Future residents shall be advised in the rental agreement that the Simcoe County Student Transportation Consortium will determine bus routes and bus stop locations. 2. Future residents shall be advised in the rental agreement that students may be accommodated in portable classrooms at schools within or outside of the municipality. 3. A sidewalk shall be provided internal to the proposal and a sidewalk shall be extended along the Zoo Park Road frontage to enable students to safely walk to a school bus stop. 	<p>Acknowledged, SCHC will include information sheet from SCDSB if provided as part of lease up package.</p>	<p>SCHC</p>

Hydro One October 30, 2017			
No.	Comment	Comment Response	Responder
	<p>We are in receipt of your Site Plan Application, SP01/17 dated October 16, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concern at this time. Our</p>	<p>Acknowledged.</p>	<p>MHBC</p>

	preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.		
	For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.	Acknowledged.	Tristar

Enbridge Gas Distribution November 6, 2017			
No.	Comment	Comment Response	Responder
	Enbridge Gas Distribution does not object to the proposed application(s).	Acknowledged.	MHBC

Bell Canada October 26, 2017			
No.	Comment	Comment Response	Responder
	The following paragraph is to be included as a condition of approval: "The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".	Acknowledged.	SCHC
	We hereby advise the Development to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.	Acknowledged.	SCHC
	As you may be aware, Bell Canada is Ontario's principal telecommunication infrastructure provider, developer and maintaining an essential public service. It is incumbent upon the Municipality and the Development to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).	Acknowledged.	MHBC

	<p>The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communications/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.</p> <p>If the Developer elects not to pay for the above noted connection, then the Development will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).</p>	<p>Acknowledged.</p>	<p>SCHC</p>
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