



APPENDIX F

Comment & Response Summary

The following table outlines the agency and public comments received regarding the subject application(s). A response for each comment is provided by Township Staff. All comments are appended in Appendix H.

#	Comment Summary	Response to Comment
1.	<p>County of Simcoe – Planning/Waste Management/Transportation/Engineering comments from May 7, 2021, July 4, 2024, January 31, 2025:</p> <p>The comments from the County relate to the delivery of Waste Management services and the collection of waste. The conditions that have been provided are included in the draft plan conditions.</p> <p>No planning related comments.</p>	<p>Comments have been addressed in the conditions of draft plan approval.</p>
2.	<p>Source Water Protection comments:</p> <p>No concerns based on the location of the development.</p>	<p>No comments.</p>
3.	<p>Nottawasaga Valley Conservation Authority (NVCA) comments from Sept 2019, June 2020, August 2020, January 2021 and January 2025:</p> <p>The number of comment responses relates to the review of the ‘Floodplain Hazard Study’ and the technical engineering studies.</p>	<p>Comments have been addressed in the conditions of draft plan approval. Other comment will be addressed in the Subdivision</p>

	Comments received August 1, 2024, have been included as draft plan of subdivision conditions.	Agreement. The NVCA accepted the Floodplain Hazard Study dated July 16, 2020.
4.	Clearview Building Department comments: Indicate that the proposal will be serviced by Municipal services.	No comments.
5.	Bell comments: Provided conditions and asked for the Developer to contact prior to any development occurring.	Comments have been addressed in the conditions of draft plan approval.
6.	Enbridge comments received from July 2019 and January 2025: Provided general development comments and asked for the Developer to contact prior to any development occurring.	Comments have been addressed in the conditions of draft plan approval.
7.	EPCOR comments: Provided general development comments, and asked for the Developer to contact prior to any development occurring.	Comments have been addressed in the conditions of draft plan approval.
8.	Hydro One comments: They are not the service provider in the area.	No comments.

9.	<p>Simcoe County District School Board comments from May 2021 and January 2025:</p> <p>They have no objections to the development and provided conditions to be included in the draft plan approval. They would like a notice of decision and would like a copy of the registered Subdivision agreement.</p>	<p>Comments have been addressed in the conditions of draft plan approval.</p>
----	---	---

#	Comment Summary	Response to Comment
10.	<p>Public comments:</p> <p>Who will be responsible for the sewage pumping station and is such a SPS allowed on a floodplain, does it have a holding tank and if so is this allowed on a floodplain. Is the SPS within the limits of the Mary Street well head protection zone.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
11.	<p>Can approval be given without the South East study plan completed?</p>	<p>Assuming that this should say 'East Creemore Drainage Study'.</p> <p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p> <p>Note East Creemore Drainage Study, as well as a Water and Wastewater Master Servicing Palan has been completed, as of 2024.</p>
12.	<p>My property is located downstream from project and I would like to know if there has been a study competed on these lands to determine what effects this project might have on property?</p>	<p>Responses, have been provided by Tatham Engineers and are included in the Appendix 'G'.</p> <p>Note East Creemore Drainage Study, as well as a Water and Wastewater Master Servicing Plan has been completed, as of 2024.</p>

13.	I would like to know what will be the impact should there be serious flooding, what impact will the sewage expansion and this development plan have on natural floodplain?	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p> <p>Nottawasaga Valley Conservation Authority has accepted the Flood Plain Study that was submitted with the proposal.</p>
14.	Had trouble finding the file under "Current Projects" on the website. Not certain what submission material to review for this file.	<p>The project file for draft plan of subdivision 111 George Street and 101 Edward Street East does have engineering documents that will help answer some questions, such as a Flood Hazard Study.</p> <p>All documents and submissions are included on the 'Current Project' on the website.</p>
15.	Propose to use "Exception Hold" and it will be lifted once the municipal water and sewage servicing capacity has been allocated to the lands, registration of plan of subdivision, has the master servicing study been completed? What about the stormwater management system, should it not be part of the same conditions?	<p>The lands are currently zoned used the 'Hold' Symbol.</p> <p>Prior to building permits being issued the 'Hold' will be lifted from the lands. The draft plan of subdivision will include conditions of approval, that will look at the servicing of the lands, review stormwater management and ensure proper and orderly development.</p> <p>Note East Creemore Drainage Study, as well as a Water and Wastewater Master Servicing Plan has been completed, as of 2024.</p> <p>Nottawasaga Valley Conservation Authority has accepted the Flood Plain Study that was submitted with the proposal.</p> <p>Responses, have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>

16.	<p>The concern for this development is mostly about stormwater management system and sanitary pumping station. There was another public meeting on May 10, 2021, and none of the concerns in his previous correspondence have been addressed. Except to get answers to those questions as well.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p> <p>The draft plan of subdivision will include conditions of approval, that will look at the servicing of the lands, review stormwater management and ensure proper and orderly development.</p> <p>Note East Creemore Drainage Study, as well as a Water and Wastewater Master Servicing Plan has been completed, as of 2024.</p> <p>Nottawasaga Valley Conservation Authority has accepted the Flood Plain Study that was submitted with the proposal.</p>
17.	<p>In the previous submissions and current submission, there is no mention of certain properties. Some land is mentioned as rural and agricultural and other lands are considered existing. It is misleading and previously has requested that materials need to be resubmitted so that all properties are properly described.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
18.	<p>Concerned for health and safety in relation to the potential building of the Sanitary pumping station and Stormwater management Pond and their proximity to his property. Worried about power outage, potential breakdown of equipment and leaking pipes or bad weather event.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
19.	<p>How is proximity to the sanitary pumping station and stormwater management pond may affect the soil contamination, vegetation on my property, my well water quality and potentially Mad River itself.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
20.	<p>What is the plan should emergency arise?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>

21.	Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'. Nottawasaga Valley Conservation Authority has accepted the Flood Plain Study that was submitted with the proposal.
22.	What is the set back from my residence to sanitary pumping station? Please provide a drawing? What are the regulations on this matter? Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.
23.	Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.
24.	Will sanitary pump station create any nuisance whether it be odor or noise? Is there any plan to mitigate such?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.
25.	My next concern will be related to proper buffering my property with vegetation and landscaping from SWM pond that will have steel fencing, blankets, danger signs and overall has industrial design that is not in harmony with surrounding neighborhood.	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.
26.	As of right now there is no design provided for SPS but I would like to know if it would be buffered accordingly too.	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.

<p>27. My next concern will be related to a construction itself shall it be approved. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station Advance dewatering may be needed as per Geotechnical Investigation Report submitted by Cambium Inc.</p> <p>Is there any potential hazard to vegetation in my garden and well water levels on my property?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
<p>28. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to be done</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
<p>29. Concern for the overall nuisance during the construction period.</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
<p>30. Which road will be used for construction traffic?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p> <p>This will be detailed in the Subdivision Agreement.</p>
<p>31. What procedures will be used to mitigate impact from noise and dust?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
<p>32. How long will construction last for proposed development?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>
<p>33. What will be the business hours of constructions works?</p>	<p>Responses have been provided by Tatham Engineers and are included in the Appendix 'G'.</p>

34.	What is the financial nature from the perspective of a taxpayer?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'. The proposal will be developed by the Owner and all costs associated with development will be the Owners costs.
35.	In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?	Responses have been provided by Tatham Engineers and are included in the Appendix 'G'. The proposal will be developed by the Owner and all costs associated with development will be the Owners costs.

