

1st Submission Comment Response Matrix			
Comment #	Comment (1st Submission)	Responsibility	Response to 1st Submission Comments
Triton Engineering Services Limited, Dustin Lyttle, 2 October 2024			
Pre-Consultation Comments:			
1.1	New comment: Addressed.	/	/
1.2	Prior to detailed design package being submitted, concept servicing plan should be provided to confirm servicing arrangement. At that time, it will be necessary for the proponent to confirm if the site will be considered one user, or if individual water meters will be provided. New comment: Pending, confirm if the site will be considered one user (i.e., rental apartments).	Crozier	Individual water meters will be provided to each of the 20 units. The site will be considered as 20 users.
1.3	Curb radii are to be noted on all plans as applicable (i.e. DWG No. A1.01). New comment: Pending, curb radii are to be indicated and should be a minimum of 9.0m.	Crozier	Addressed. Entrance Curb Radii revised to be 9m on all applicable plans. Internal curb radii for private laneway will be less than 9.0m. Truck turning analysis shows that garbage pickup and fire access is acceptable. Private snow plow will be required based on truck turning analysis.
1.4	The Municipal sidewalk is to extend through the site entrance and restored with a minimum 100mm granular A base and 200mm 30MPa thick concrete. New comment: Pending, sidewalk is to extend through the entrance.	Crozier	Addressed. Sidewalk extended through site entrance as seen on Drawings C101 and C102 (Crozier, dated 25 June 2025).
1.5	Storm and Sanitary Maintenance Holes are to be provided at the property line. Note: it is expected that existing services will not be sufficient size. This will need to be explored and discussed within the FSR. New comment: Pending, existing storm sewer capacity assessment is to be revised to consider drainage from boulevard and applicable road area.	Crozier	Addressed. A sanitary manhole is proposed at the property line. A single doghouse manhole is proposed on the 250mm dia. mainline sewer. The OGS manhole is now located on the property line. Additional drainage area has been considered (EXT-1) and is delineated in the drainage plans (C103 & C104). See plans dated 25 June 2025, prepared by Crozier. A PCSWMM Model was prepared to assess the impact of the development on downstream storm sewers. The existing storm pipe on Main Street appears to have sufficient capacity for the flows from the development. Flows from the development are controlled to existing peak flow rates for the 2-100 year storm events.
1.6	New comment: Addressed.	/	/
1.7	Privacy Fencing is to be provided on surrounding property lines. New comment: Pending, the provided retaining wall detail does not show fencing.	Crozier	Addressed. See Drawing C101 (Crozier, dated 25 June 2025). Privacy fencing to be mounted on top of retaining wall per manufacturer's specifications.
1.8	Entrance location with respect to Owen Sound Street will need to be a consideration in the Traffic Impact analysis. New comment: Pending, given the proximity to the intersection of Main St and Owen Sound St, the study should undertake a level of service analysis at the proposed access, including an assessment of any impacts to this existing intersection.	Crozier	Acknowledged and addressed. Please see the updated Traffic Opinion Letter dated 25 June 2025
1.9	Based on the general arrangement provided the amount of snow storage area designated appears insufficient. Arrangements for hauling snow off-site may need to be detailed in the FSR. New comment: Pending, snow storage is not to be placed such that its melt will run onto neighbouring properties. Additionally, ensure snow storage locations on the site plan and other applicable drawings match. The shown snow storage on A1.01 does not match with C102A.	Crozier	Grading revised such that snow melt is kept on site as much as possible as shown on the Grading Plan (Drawing C101, Crozier dated 25 June 2025). All snow is specified to be hauled off site.
Pre-Detailed Design Advisory Comments			

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2.1	a. Ensure all inverts are shown to match the profile shown. (i.e. storm inverts don't match with profile in Dwg C102B).	Crozier	Addressed. See Drawing C102A (Crozier, dated 25 June 2025).
2.2	b. Contours on neighbouring properties are to be provided to confirm drainage patterns.	Crozier	Addressed. Scale of pre and post dev drainage plans revised to be 1:300 to show surrounding existing contours and demonstrate that no external drainage area flows into the site. See Drawings C103 and C104 dated 25 June 2025, prepared by Crozier.
2.3	c. Lap joints are to be a minimum 0.5m wide. Revise accordingly.	Crozier	Addressed. Lap Joint Detail on C107 (Crozier, dated 25 June 2025) has been revised to show a width of 0.5m.
2.4	d. Confirm if the intent is for the proposed units to have basements, and if so, how will the high GW be managed.	Crozier	The units are not proposed to have basements, and will be slab on grade construction.
2.5	e. Manning's 'n' for PVC pipe is to be taken as 0.013, not 0.009 as indicated on the storm sewer design sheet.	Crozier	Addressed. Manning's n revised to 0.013. See Appendix E in the FSR & SWM Report (dated 25 June 2025, Crozier).
2.6	f. Slope adjacent to retaining wall and sidewalk is to be a maximum of 2%.	Crozier	The updated site plan does not show sidewalk between the property line and the building face. In line with Township rear yard standards, slope has been revised to be a maximum 5.0%.
Township of Southgate Building Department, Bev Fisher, 18 April 2024			
1	The building department has no concerns at this time.	MHBC	Acknowledged.
2	Close attention by the designer to the exterior design regarding limiting distance of openings if the setbacks are being minimized is encouraged now rather than at permit application.	Orchard Design	All spatial separation calculations will be completed prior to finalizing the permit application.
Bell Canada, Juan Corvalan, 2 July 2024			
3	<p>Thank you for your email on: Notice of Public Meeting - Southgate ZBA Application C17-24 271 Main St E Inc. (Cale and Reg Barnes)</p> <p>The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.</p> <p>Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.</p>	MHBC	Acknowledged.
4	<p>1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:</p> <p>Pre-consultation Circulations</p> <p>Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.</p>	MHBC	Acknowledged.

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5	<p>Complete Application Circulations & Recirculations</p> <p>Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.</p> <p>Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.</p>	MHBC	Acknowledged.
6	<p>2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:</p> <p>If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.</p>	MHBC	Acknowledged.
7	<p>Concluding Remarks:</p> <p>If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.</p>	MHBC	Acknowledged.
8	<p>We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.</p>	MHBC	Acknowledged.
County of Grey, Becky Hillyer, 19 July 2024			
9	<p>It is noted that an application for site plan approval will be required following any approval of the subject zoning application. After which, the applicant intends to request that the County of Grey consider an exemption to the standard Plan of Condominium process under the Planning Act.</p>	MHBC	Acknowledged.
10	<p>The Official Plans would support residential development in this area. As per policy 3.5(5), a minimum density of 20 units per net hectare is required for new development. The Township Official Plan policies in Section 5.2.1.2(5) are more restrictive than the County's OP and would require a minimum density of 25 units per net hectare. In this case, the proposed density would be approximately 91 units per net hectare, which would significantly exceed the minimum density requirements of both OP's.</p>	MHBC	Acknowledged. The revised proposal provides a density of 77 units per hectare, which exceeds the County's and Township's minimum density requirements.
11	<p>Generally, staff encourage development to exceed the development density threshold as outlined in the County Official Plan, to promote the efficient use of land and infrastructure, and to guide more walkable, transit-oriented development. The Official Plans also provide general guidance around supporting a variety of housing types within designated settlement areas. It is noted that there is a particular need for entry-level housing that is attainable to first-time home buyers, and the proposed development may have the potential to contribute towards this housing type.</p>	MHBC	Acknowledged. The proposal is for condominium townhouses, which will provide an additional housing type to the community of Dundalk and will also provide more attainable housing opportunities for the Township. Given the condominium nature, exterior maintenance will be handled by the condominium corporation.

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12	While there are no 'Hazard Lands' indicated on the subject lands, the completed hydrogeological report indicates a highwater table across the site. The report provides design recommendations with regards to how the development might proceed in a safe and appropriate way. The report indicates that site dewatering will likely be required at a construction stage. Furthermore, footings/foundations within 0.6 meters of the seasonally high groundwater table will require subdrains, which the report recommends directing to outlet to municipal storm services. It is noted that the subject lands front onto Grey Road 9. As a general County policy, post-development flows shall not exceed pre-development flows onto the County's Road (including stormwater systems). County staff would request further information from the applicant and consultant team to ensure that the proposed development would not result in increased groundwater being directed onto the County's Road. Should this be problematic for the proposed design, the developer may wish to consider slab-on-grade units, if feasible.	Crozier	The buildings will be slab on grade. Ground water will not be directed to County Roads. Post development surface flow will not exceed pre development flows to the County Road.
13	The subject lands are located within a 'Wellhead Protection Area-D,' per Appendix A of the County's Official Plan. Generally, further detailed comments should be received from the Risk Management Official to determine if further considerations with the use or design should be addressed to protect municipal water reserves. Furthermore, the hydrogeological study indicates that the site should consider winter deicing methods that reduce the quantities of salt that enter into municipal water reserves. In that respect, the County would support the completion of a Salt Management Plan at a Site Plan Application stage as part of this development.	Crozier	Salt Management Plan (Crozier, dated 25 June 2025) provided as part of the submission package.
14	County staff have reviewed the completed Stage 1 and 2 Archaeological Reports. Staff would recommend that further input on these studies be provided by the Saugeen Ojibway Nation, and other Indigenous partners who may have interest in reviewing and providing comments on this report	MHBC	SON provided written sign-off for the Stage 1 and 2 Archaeological Report on 6 February-2024.
15	1. The proposed driveway widths are 5.75 meters, which have direct frontage onto the private 6-meter internal roadway. While this length is appropriate for smaller personal vehicles, many common varieties of pick-up trucks are greater than 6 meters in length. Staff have concerns about vehicles overhanging onto the small private road, and whether this will impede the movement of other vehicles (including waste management and emergency services), and pedestrian safety across the site;	Crozier / Orchard Design	Noted. From the back of curb to garage, length is 6.05 m. See Site Plan A1.01 (Orchard Design, dated 25 June 2025).
16	2. It is recommended that some of the units be designed to be accessible to mobility users, noting the County's priorities around Age-Friendly community planning;	MHBC	The proposed townhouse dwelling units are suitable for the site. They will be age-friendly in the aspect that little to no maintenance will be required from purchasers, as the condominium corporation will handle this. The site is also in a strategic location that represents infill development and is in a walkable location as the site is in proximity to the downtown area. Future purchasers could opt-in to accessible upgrades/features to the units; however, given the multi-storey nature of the development, the development is not inherently accessible.
17	3. The County's OP encourages consideration of climate change mitigation measures through site design. This might include opportunities for semi-permeable pavement to reduce post-development run-off, heat pumps, solar panels, EV charging stations, etc.	Applicant	These matters will be addressed through the future Site Plan Control process.
18	4. The County's OP recommends that all new developments integrate Dark Sky compliant lighting fixtures, in order to limit the impacts of light pollution	Crozier	Addressed, please see the photometrics plans (Crozier, 2 May 2025) provided.

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19	5. Snow storage may still be a concern on the proposed site plan (particularly for individual driveway clearing), given the very limited area between the units for snow storage capacity	Applicant	All snow is to be hauled off site. Approximately 88% of the driveways are to be covered by the overhang of the building.
20	Transportation Comments: Road widening is not required	Crozier	Acknowledged
21	Transportation Comments: Following any approval of the subject application, the applicant shall apply to the County of Grey for an entrance permit, to permit a new entrance onto the County Road, if required. This may be listed as a condition of Site Plan Approval;	Crozier / Applicant	Acknowledged.
22	Transportation Comments: The Drainage Plan appears to be adequate	Crozier	Acknowledged.
23	Transportation Comments: Traffic Letter appears to be adequate	Crozier	Acknowledged.
24	Transportation Comments: County Transportation staff share the above-noted concerns regarding any groundwater being diverted to the County's Road and would request further information in that respect	Crozier	Please see response to comment 12 above.
25	Transportation Comments: At a pre-submission stage, County staff indicated support for an exemption to the County's centreline setback	MHBC	Acknowledged.
26	Natural Heritage Comments: The property contains and/or is adjacent to fish habitat. It is Grey County staffs understanding that the proposed development will be located within adjacent to the features on previously disturbed lands. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.	MHBC / Applicant	Acknowledged.
27	Natural Heritage Comments: Grey County Staff have reviewed the stormwater management plan, including the erosion and sediment control plan submitted by Crozier (April, 2024) and find it acceptable.	Crozier	Acknowledged. A revised plan accompanies this submission (Crozier, 25 June 2025) which has been updated solely to address comments provided by other agencies.
28	Natural Heritage Comments: It is Grey County Staffs understanding that the property contains protection areas that are subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application. The property does lie within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development and infrastructure is recommended	Crozier	Implementation of LID features was evaluated, however due to site constraints and high groundwater use of LID features was deemed unfeasible.
29	Natural Heritage Comments: County staff would note that we are conceptually supportive of the proposed use, in order to facilitate an opportunity for attainable housing creation. That said, County staff have some further questions regarding the quantity of flows that will be directed to the County's Road (including through site dewatering), as well as some general questions about site design, as noted above. County staff would request additional follow-up with the applicants prior to a formal decision on this application.	Crozier	Acknowledged. Following this 2nd submission, Crozier will arrange a meeting to discuss the proposed design with the County. Flows discharging from the proposed site will not exceed the capacity of the existing Main Street infrastructure. (refer to FSRSWM (Crozier, dated 25 June 2025) for quantity of flows in post development).

Enbridge Gas, Willie Cornelio, 5 July 2024

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30	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.	Applicant	Acknowledged.
Township of Southgate Public Works, Jim Ellis, 4 July 2024			
31	Municipal servicing required for water, sanitary and stormwater connections, detailed design to be peer reviewed by Triton Engineering, all costs at Developers expense.	Crozier	Acknowledged. Triton Engineering provided comments dated 2 October 2025. Responses to Triton comments are provided within this Matrix at Comments 1.1-2.6 and 38-41.
32	The property is located in Well Head Protection Area (WHPA C). Well Head Protection Area C – Applicable to Dense Non-Aqueous Phase Liquid (DNAPLs) products managed by education and outreach programs.	Crozier	Acknowledged.
Township of Southgate Fire department, Derek Malynk, 18 April 2024 and 25 July 2024			
33	Response areas with 5 buildings that are 3 stories or 10.7 metres (35 feet) or more in height, or Districts that have a Basic Fire Flow greater than 15,000 LPM (3,300 IGPM), or any combination of these criteria, should have a ladder company. The height of all buildings in the community, including those protected by automatic sprinklers, is considered when determining the number of needed ladder companies. When no individual response area/district alone needs a ladder company, at least one ladder Company is needed if the sum of buildings in the fire protection area meets the above criteria. The needed length of an aerial ladder, an elevating platform and an elevating stream device shall be determined by the height of the tallest building in the ladder/service district (fire protection area) used to determine the need for a ladder company. One storey normally equals at least 3 metres (10 feet). Building setback is not to be considered in the height determination. An allowance is built into the ladder design for normal access. The maximum height needed for grading purposes shall be 30.5 metres (100 feet).	Orchard Design / MHBC	Acknowledged. It is understood that there are several other existing developments in the community that are 3 storeys or exceed 3 storeys. The Township's Zoning By-law permits as-of-right a maximum height of 3 storeys or 11 m. The height of the proposed development complies with the height requirements of the Zoning By-law.
34	Currently: The Huron Bay Coop existing structure is over 35ft Flato 4 Story Building Arena is over 35ft Metal Systems is closer to 50ft Lystek is 35ft Greenlid the building department is thinking 36ft roughly. The last development on Doyle is 3 story and 36.1ft tall This proposed one is three stories. This does not mean stop the development immediately it just means council needs to be aware that they will need to be ordering a ladder truck sooner then later which I am positive they are aware of.	MHBC	Acknowledged. It is noted that the proposed height complies with the height requirements of the Township's Zoning By-law.
35	Date: 2024-07-25 Adequate water for fire suppression: <input checked="" type="checkbox"/> Within a hydranted area or close proximity. Comments: Hydrant will be installed on site as per drawings	Crozier	Hydrants are located in the vicinity of the development with a hydrant being proposed on the property. Triton Engineering confirmed available fire flows at the nearest existing hydrant.
36	Date: 2024-07-25 Suppression equipment considerations: <input checked="" type="checkbox"/> Department has all equipment needed to respond. <input checked="" type="checkbox"/> Building would require an aerial device to respond.	Applicant	Acknowledged.

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37	<p>Date: 2024-07-25</p> <p>Other:</p> <p><input checked="" type="checkbox"/> No further comments.</p> <p>Comments: Additional costs will be incurred by the Township for an aerial apparatus to respond from Shelburne</p>	Applicant	Acknowledged.
Triton Engineering, Dustin Lytle, 23 July 2024			
38	<p>I had not seen these documents, but generally it looks like most servicing issues can be worked out during detailed design/site plan application stage. We will need to discuss with Jim if he has any concerns with two sanitary services into a single site and how he will manage the water metering given there is only one service. That being said, I don't have any major concerns with your report related to servicing, just some minor edits given that we have not thoroughly reviewed this. However, that being said, they are proposing 24 units that (I assume) will need to be granted allocation through the usual allocation process; should this be indicated in this Report? Something like:</p> <p><i>Prior to the Site Plan approval, the Owner shall request a Provisional Allocation of services and execute a Final Capacity Allocation Agreement pursuant to the Southgate Servicing Capacity Allocation & Retention Policy. Upon execution of the Final Capacity Allocation Agreement the Township shall allocate Municipal Water Capacity and Wastewater Capacity as available and at their discretion</i></p>	Crozier	<p>Please note more up-to-date comments were received from Triton in October 2024. Please see responses to Comments 1.1-2.6 in this Matrix. Acknowledged. Detailed engineering can be worked out in future SPA applications.</p> <p>Allocation will be requested from the Township at a future date.</p>
39	It's worth noting that there are a number of other Developments "on the books" and so allowing this one to move ahead of others may be something council doesn't want to be cautious of (we only reserve 5 units every year of "infill").	Crozier	Acknowledged.
40	Additionally, Taylor or Howard should review the Traffic Impact Study. I'm a bit concerned about sight lines and how close the buildings are to the road, but maybe a nonissue given the low volume. Do you want me to send this on and see if they can review in short order or is this something that can be deferred to site plan stage? I suspect the owner will want to know early on if there are issues with this layout	Crozier	Please note more up-to-date comments were received from Triton in October 2024. Please see responses to Comments 1.1-2.6 in this Matrix. Acknowledged and addressed. Please see the updated Traffic Opinion Letter, prepared by Crozier, dated 25 June 2025.
41	We will prepare a "Municipal Servicing Assessment" to confirm downstream capacity issues (if any), available fire flow and pressure. That assessment does not form part of this report, but it will be provided to Jim and Crozier for their records.	Crozier	Acknowledged.
Public Comments: Brittany Collins, 24 July 2024			
42	Regarding the 24 townhomes planned or in the planning phase I definitely if I have a vote would vote no. This town does not have the infrastructure to support the mass population increase that has been transpiring. We need to focus on making this place more sustainable for the current population rather than extended that further.	MHBC	Acknowledged. The submitted technical documents demonstrate that the proposed development can be adequately serviced. The proposal has been revised to 20 standard townhouse units. The proposed development represents infill of an underutilised property within Dundalk's downtown which aligns with sustainable development objectives such as locating new residents within walking distance of various services and amenities, reducing car dependency, as well as supporting the economic sustainability of Dundalk's downtown.
Public Comments: Carolyn Gray, 23 July 2024			

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43	The property seems too small to house 24 stacked townhouse units.	MHBC	The proposal has been revised to 20 standard townhouse units. The submitted technical studies demonstrate that the property can accommodate the proposed development.
44	Parking issues for 24 townhouse units (plus visitors). Where will the residents park?	MHBC	2 parking spaces per dwelling unit are being provided, which meets the minimum parking requirements under the Zoning By-law.
45	Snow removal in the winter.	MHBC	Snow removal services will be provided by the condominium corporation.
46	Water management (100 year storm, where does all the water go with a non pervious parking lot and the footprint of the building?). There will be excess run-off of water that will affect neighbours.	Crozier	Runoff from the majority of the development will be directed towards proposed catchbasins and stored in superpipes within the roadway. A portion of the site that cannot be directed to the proposed catchbasins will sheet uncontrolled to neighbouring properties mimicking existing flow patterns. All uncontrolled post development scenario flows are lower than existing flow rates.
47	Regarding the beautiful mature trees on the property: The Ontario Trees Act, R.S.O. 1990, c. T.20 (with amendments, 1996 and 1998).	MHBC	It is understood that existing trees on the property were removed as they were deemed to be a safety hazard. The trees were removed by a qualified arborist and in accordance with the Township's requirements for tree removal.
48	How does this rezoning affect the 6 neighbouring properties?	MHBC	The proposed rezoning will facilitate the proposed condominium townhouse development on site. The townhouse use is currently permitted under the existing R3 Zone. Site-specific amendments are being requested as part of the proposed Zoning By-law Amendment.
49	Is the Grand River Conservation Authority's report on storm water management available for review? I understand that there is a delay as per Vanessa Wismer's email.	Crozier	Pending GRCA review of the submission documents, comments will be provided.
Public Comments: Donalou Langdon, 8 July 2024			
50	In the -Planning-Justification-Report Figure 2: Aerial view, shows the property line against 261 Main St E as not correct, it depicts very close to the house (261 Main St E). The property line is 21 Feet 3 inches from the garage side of the house to property stakes.	MHBC	This figure was based on aerial imagery and GIS mapping. The location of the lot lines relative to existing structures is not accurate given the off-set of the aerial imagery. An OLS survey has been submitted to confirm the property boundary and it is the survey which informs the proposed development.
51	The proposed development of 24 condos only includes 3 visitor parking spaces, Where are the excess visitors going to park up and down Main Street or in Memorial Park.	MHBC	The proposed development complies with the minimum parking requirements of the Township's Zoning By-law.
Public Comments: Julie & Bill Cooper, 15 July 2024			
52	When we moved in here in 2022 we fled the city for a quieter life. We are so disappointed to hear that 24 stacked town homes may be developed behind us. I would like to mention that last year we had a fence installed and it was installed 6" inside our property line as per our Lawyer.	MHBC	The Township's Official Plan designates this property and the surrounding area as the Downtown Commercial area, which encourages medium and high-density development. As demonstrated in the submitted Planning Addendum Letter, the proposed development conforms with the policies of the Township OP. The revised proposal is for 20 townhomes. Stacked townhomes are no longer proposed.
Public Comments: Zsuzsanna Nicholls, 25 July 2024			

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53	I understand there is a housing shortage however it seems that jamming 24 units into such a small space raises a lot of concerns. Parking for the occupants and their guests. Losing the aesthetics of main street. The effects on the neighbours. And quite frankly it seems greedy to cram so many units into such a small space. I am sure there are many other factors involved such as water supply etc. so I would like to express my objection to such a building proposal.	MHBC	The proposal has been revised to 20 standard townhouse units. The submitted technical studies demonstrate that the property can accommodate the proposed development. The proposed development will also be designed to integrate with the surrounding areas. The proposed development will help address the Provincial housing shortage.
Public Comments: Brenda Jack, 24 July 2024			
54	I own the abutting property to the east of the property up for rezoning, also known as McMillan & Jack Funeral Home which on the applications is referred to Environmental Protection Land.	Applicant	Acknowledged.
55	The new lot lines have already moved over to the east side and to west side of the property so in fact Yes, I have lost property over this as did Mrs. Langdon! Yes, that entire row of mature trees once on our property LINE is no longer ours and will no doubt be hacked down when this development begins!	MHBC	An OLS survey has been prepared and submitted to confirm the boundary of the subject property. The existing trees within the Applicant's lands were removed as they were in poor health and were deemed to be a safety hazard. As instructed by Municipal staff, the trees were removed.
56	The new property line is already dangerously close to our driveway, and we are concerned as to whether when the digging starts it will cause driveway damage, or damage to the foundation of the house.	MHBC	Proper construction practices will be implemented to ensure no damage to abutting properties. It is noted that property lines have not been adjusted. An OLS survey has been submitted to confirm the property boundary.
57	We have already had issues with the lack of property cleanup and with trucks cutting through our property to get into their vacant lot. The property is in constant need of lawn cutting and cleanup. One of the large trees is totally dead, and in danger of falling on our porch and our power lines.	MHBC	As noted above, the existing trees within the Applicant's lands were removed as they were in poor health and were deemed to be a safety hazard. The trees were removed at the request of Township staff. It is understood that the property is regularly maintained.
58	The hole where the original house was removed is still wide open and never has had a security fence erected around it, which I think is against Southgate's bylaws.	MHBC	The Township has not indicated any concerns with the existing state of the property.
59	The rezoning application presented asks if the subject land has ever been the subject of a Zoning By-Law Amendment? The applicants' answer was "Unknown". Should that not say "Yes"? Wasn't it changed once already to Residential 3 - single, duplex, triplex, 4 plex homes or (I believe it was 6 townhouses (in 2002)). Now they are asking to up that to 24?? How many times can you change a zoning on a property to fit more and more units in and squeeze more and more people into one lot?	MHBC	It is understood that a ZBA was submitted by one of the previous owners, who did not proceed with any development of the property. The Province has identified the severe need for more housing, and the proposed development for 20 townhomes is an higher density infill development that will help address the housing shortage.
60	The current zoning on the property formerly covered building on one level.... But it did NOT cover "stacked" MULTI-LEVEL UNITS. Basically that's like an apartment building, but IF it was an apartment building there would be a Superintendent responsible for enforcing the rules and the daily maintenance and tidiness of the property!	MHBC	The proposal has been revised to standard townhouse dwelling units, which are permitted under the existing R3 Zone. The condominium corporation will ensure that rules are enforced and that maintenance of the property regularly occurs.
61	Being townhouses, they are built, sold, and the builder basically moves on to the next build! There will probably be a Management Corporation, but where will that be, and how long would it take for them to get here to deal with any issues?	MHBC	A condominium corporation will be established for the proposed condominium development. Exterior maintenance will be provided on a regular basis.

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62	<p>ALREADY the required specifications are being proposed to be downgraded: The front yard minimum is 7.5 meter, they want to cut that to less than half! The interior side yard is 4 meters, they want to cut that to almost half! AND the upper levels won't have any yards!!! For some reason I think of a yard as a grassy area, yet most of what I see on this plan is pavement and cement. The PLAY area is reduced from 104 square meters to ZERO!!! Think about it..... ZERO play space for that number of kids! Townhouses do have kids! 24 units @ 2 to 4 kids in each is 48 to 96 kids. Since the entire space around the townhouses is taken up in driveways and parking, where will kids go looking for space to play??... the sidewalk. Playing hopscotch, riding bikes, all the kid things! Since we all know that the 40 km speed limit signs and the big red STOP signs are being totally ignored these days, kids playing on sidewalks on a main thoroughfare such as Grey County Road 9 aka Main Street Dundalk, is a recipe for disaster. Because it's a thoroughfare we constantly get told there is little to be done to slow it down,,, and kids being kids, they dart everywhere without thinking! Someone will be killed on that stretch of road with kids going to the park, the basketball courts, the Foodland, the "Treat store", the park, the playground and the municipal pool! Yet, this is the excuse they are using to justify the fact that they took away ALL the PLAY SPACE! "Oh well, the park is just across the street!" With the traffic in and out of Foodland, and the Mennonite buggies trying to navigate their way too, and the fact that coming east on Owen Sound Street, you cannot see oncoming traffic coming from the west, that corner is dangerous at the best of times! Getting across that main road is difficult even for adults! Yet the builders are encouraging kids to strike out on their own to play in the park! A mother cannot leave one toddler behind having a nap while they take the other to play in the park. What about kids in Daycare, they can't leave half of the kids at home and take the other half of them to the park! I know we're a small town and we would like to believe our kids are safe out there on their own, but we could have pedophiles in this area too! How many times will kids be hit before someone says "this situation should never have happened!" How many fatalities will it take before people see the danger in this proposed rezoning?</p>	MHBC / Applicant	<p>The proposed rezoning will facilitate the proposed condominium townhouse development. The townhouse use is currently permitted under the existing R3 Zone. Site-specific amendments are being requested as part of the proposed Zoning By-law Amendment. The Township OP encourages medium and high density development on the subject property, as well as the surrounding area. The Township OP was implemented in 2022; however, the Township Zoning By-law came into effect in 2002 and contains some zoning requirements that are not reflective of more modern development standards. The proposed rezoning is seeking site-specific amendments that are in line with modern development standards for medium density development. The revised plan provides each unit with their own private rear yard grass space and an additional lot for common amenity space is being provided as part of the proposed development. Additionally the surrounding area contains existing public parks and other outdoor recreational facilities available to everyone including the future residents. .</p>
63	<p>I noticed also that none of these units are designated for Mobility Users! And only 1 handicapped parking space for the entire development? I thought the idea was to make it easier for the handicapped to integrate into the community.</p>	MHBC	<p>Future purchasers may opt-in to accessible upgrades/features to the units; however, given the multi-storey nature of the development, the development is not inherently accessible.</p>
64	<p>Current zoning allows for single-family homes, duplexes, triplexes, 4plexes or smaller townhouse developments, not a stacked system of 24 townhouses! That's a BIG difference from 1 to 4 units all the way to up to 24! Remember - It is still a single lot, NOT an acreage!</p>	MHBC	<p>The Township OP encourages medium and high density development on the subject property, as well as the surrounding area. The proposal has been revised to 20 standard townhouse dwelling units, which are in-line with the policies of the Township OP. The requested increase in density will ensure that this underutilized property will be efficiently used from a density and servicing perspective. It is noted that the Township Zoning By-law currently permits a maximum of 8 dwelling units based on the size of the property. The submitted technical studies demonstrate that the proposed development is feasible on the subject property and is located in an appropriate area of Dundalk.</p>
65	<p>If each unit is allowed 2 cars we ALL know people will stretch the limits! In reality, of those shown on the sketch, only 24 will be useable, and 24 will be blocked in by other vehicles. And what happens to the junkers people insist on leaving on their properties that don't run, just in case they decide to fix them! How can anyone possibly plow snow around all those vehicles!!</p>	MHBC	<p>The proposed development complies with the minimum parking requirements of the Township's Zoning By-law. The condominium corporation will ensure that property maintenance occurs and standards are maintained. Any parking issues will be addressed by Municipal Law Enforcement staff and/or the condominium corporation.</p>
66	<p>Let's do the numbers... If every unit has one couple that means 48 people, a family with 2 kids and the number rises to 96 people, a family with 4 kids means 144 people; ALL on a piece of land that was once held a single dwelling! Then there's those who decide they can't make their payments so they rent out an extra room or their couch ... that means even more people, and more vehicles!!! It'll be standing room only! Will there an occupancy limit per unit???</p>	MHBC	<p>Purchasers will be aware of the parking limit per unit, rental allowances, etc. requirements through various agreements that will be entered into with the condominium corporation and/or Township.</p>

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67	In the Application for Planning Amendment it asks about servicing for the land. It states it is a "municipal road"; is it not a "county road"? Has the County of Grey approved this proposal? From what I read there were SEVERAL concerns mentioned in the County of Grey Report - run off, traffic, emergency access, light pollution, EV charging stations, snow storage, adjacent fish habitat, nearby environmental protection lands, groundwater recharge area, etc. Everyone sees the issues but are we all willing to look the other way in order to attain that affordable housing incentive?	MHBC	The County of Grey has commented on the proposal, and no concerns have been indicated. The submitted technical reports support the proposal from a groundwater, traffic, emergency access, and snow storage perspective.
68	Will there be an approved site plan between the proposed property owners and all of the abutting property owners to be viewed and approved and then signed before a rezoning is passed or any building permits are issued?	MHBC	A revised Site Plan has been provided with this resubmission. A future Site Plan Control agreement will be entered into with the condominium corporation and the Township/County. The Site Plan Control process is not a public process.
69	Will the entire area be fenced off during ALL levels of construction for safety purposes? My clients do not deserve to be affected by this!	MHBC	Proper construction practices will be implemented during construction.
70	How long will it take for the privacy fences to be put up? It will certainly be needed!	MHBC	Privacy fencing will be addressed through the future Site Plan Control process. Timing for the fence installation is unknown at this time.
71	What are "site specific zone standards" that are talked about in these reports? Are these things that the public should be aware of before construction begins?	MHBC	The requested site-specific zone standards are referenced in the submitted Planning Addendum Letter. These requested standards included an increase to the permitted density and lot coverage requirements, as well as a reduction to the minimum front yard setback and required amenity and play space requirements.
72	Does this building not have to follow the same waste/organics/recycling sorting system that the rest of us have had to diligently abide by, or is it just one big ugly stinky dump bin that anyone can throw anything into? That is not helping any town's environmental/garbage issues! WHO is going to monitor that?! Who is going to pay pest control costs when the rats, raccoons and skunks move in? Who is going to clean up all the spillage and overflow of garbage? How would that big garbage truck even get in (around 48+ vehicles parked on a single lot) to remove the big full bins? If it's the current "three bin system" per household, where would you put 3 bins for 24 units??? That is at the very least 72 rolling bins, again all on a tiny space on a single lot!!! Try lining those up along the curb on pickup days!!! Is there a Hazardous Waste plan set up? Or does everyone just pitch that into the big bin too? With 50+ vehicles "allowed" on site, should there not be a plan in place to cover paint cans, chemicals, gasoline leaks, oil spills, people doing their own oil changes at-home, etc. specifically just for this development? (After all, we are talking about more vehicles than most parking lots in Dundalk!)	MHBC	A deep collection waste system is proposed at the rear of the subject property. Garbage collection requirements will be addressed as part of the future Site Plan Approval process.
73	Where will the Hydro be coming from for this entire building? I recently found out through costly personal experience and some hefty repair bills, that Hydro One is already pumping MORE power than the allowable limit through that transformer in front of the funeral home in order to service those "further down the line" so I do not think that they can push it any more than they are already!! Will Hydro One need to be contacted to install more transformers to service all the needs of this one townhouse unit?	Orchard Design	It is our understanding that Hydro One was circulated to provide comments. To date, comments from Hydro One have not been received. Hydro design will be addressed as part of the future Site Plan Control process.
74	I have to say that I am getting tired of paying to replace all the infrastructure that I've already paid for more than once, on my tax bill, to accommodate new builds that builders are not prepared to pay for!	MHBC	The Applicant will be required to pay Development charges to the Township and other relevant authorities as part of the proposed development.

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75	As per Jim Ellis' letter to Triton Engineering "The current sanitary and water service connections to property line may not be sufficient for this size of complex". Has that been addressed yet?	Crozier	Yes, the existing water and sanitary services will be replaced and upgraded to accommodate the future development. A 150mm dia. watermain is proposed to connect to the 250mm dia. pipe on Mainstreet. A 200mm dia. sanitary sewer is proposed to connect to the existing 250mm dia. pipe on Mainstreet.
76	No way the snow storage space will handle a good old Dundalk winter. There is not enough space to put the snow, and where will the melting runoff go? With nothing but paved area on the site, and no open land to absorb the rain and runoff it's going to run onto all the neighbouring properties! Or it's going to overflow the storm drains and flood other areas as well? If there is a problem, who is responsible for the damages and repairs?	MHBC / Crozier	The submitted technical studies demonstrate that the proposed development can be supported from a SWM perspective. All snow is to be hauled off site.
77	Let's talk about EMERGENCY SITUATIONS - When you have 48 "allowed" vehicle spaces + visitors + overflow, several of which will be pickup trucks or extended vehicles, there will be no room for Emergency Vehicles to navigate if an emergency does exist. What happens then? Of those on the sketch, 24 will be useable, and 24 will be blocked in by other vehicles.	MHBC	A fire route will be required as part of the proposed development. There will be requirements in place to ensure that the fire route will be clear at all times in case of an emergency.
78	The added height of the building creates more risks during a fire due to wind and flying burning debris. It would also involve ladder trucks onsite during any fire! AND with 24 units in that small area, it would be considered a multi dwelling fire! Is the local Fire Department equipped, trained and ready for that? In the case of a major fire, the entire neighbourhood AND our firefighters would all be at risk!	MHBC	The Township Fire Department has commented on the proposed development and has indicated no objections. The proposed development will meet OBC requirements regarding fire separation, etc.
79	I cannot see that this idea is going to help those looking for low-income rentals! A lot of families living paycheck to paycheck would not be able to come up with down payments to buy even a townhouse! These units are being promoted as "lower cost housing" but I have seen no mention of price range? Even if they are "LOWER" prices, they are still usually unattainable to lower income working class people, or to seniors, OR to most first time home buyers! I see this as no benefit to the "attainable housing" mission! Are we just ignoring the fact that there are several houses in Dundalk for sale, and several more in the building stages that will be coming onto the market? Do we really need more properties for sale when we have limited job opportunities or shopping for the people we already have? What happens to the property values of the homes that are currently here... the homes of those of us who have been good citizens of Dundalk for years? Nobody is going to want to buy in the literal shadow of a big stacked building or with a constant stream of cars in and out that driveway onto the main street, or kids darting off the sidewalks into traffic! What happens to the quiet residential single-family homes in the neighbourhood that we residents of the area thought we could retire in, you know, our "ideal retirement dream" homes?	MHBC	A majority of the housing within Dundalk is currently low-density housing. Compared to the existing housing market in Dundalk, the proposed development will provide an alternate housing option at a more attainable price point.
80	So, if this rezoning is NOT going to help the Seniors, or the Handicapped, and it is NOT going to help the lower income families, and it is not going to enhance the neighbourhood, then WHO is it benefiting? Rather obvious in my mind. So why are we considering ruining the neighbourhood to accommodate it!	MHBC	The proposed development will provide an alternative housing option for the community and will increase the housing stock. The existing planning policy framework supports medium and high-density development.

Public Comments: Samantha Parent, 12 September 2024

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81	I have townhouse ownership experience in Barrie, where I lived prior to moving to Dundalk. I lived in 91 Coughlin, which at the time were brand new builds that I bought right from the developer. Since moving, there was a fire in the complex that spread between units. Thankfully the Barrie fire service was well prepared and responded so quickly that the spread was largely deterred. Is our fire department prepared for this? Can multiple trucks gain the access they need should there be a fire? What kind of fire separation is proposed between units? If it's the bare minimum, those owners deserve better in my opinion. Some of these new builds go up and spread so fast. In rural areas, are we prepared to fight such a fire with 24 units, and potentially upwards of 100 people and pets all living in such a confined space? I would like to hear more about this. The safety of these lives is way more important than seeing how many units can possibly be squeezed into one town lot.	MHBC	The Township Fire Department has commented on the proposed development and has indicated no objections. The proposed development will meet OBC requirements regarding fire separation, etc.
82	I have concerns about the location being so close to their neighbours, looking down into their yards, due to using a residential lot in town. Can a larger empty lot that has WAY more space around it not be used for such a project instead, with it's own green space, adequate parking, and privacy and noise separation? If this lot is green lit for such a massive profit-making opportunity, what is to stop other developers from buying family homes, tearing them down, and putting in huge unit projects like this all around town? Many of our residential lots in this town are generous in size. If this type of project, where someone is able to make many millions off of one residential lot in town, is approved...then I see the future of other developers taking opportunity to do the same. Is this the community plan we want to have? Where long-term residents are driven out because instead of having neighbours, they have the noise and lack of privacy of having tons of people sandwiched together right beside their home? Generations of families leaving? Is that the plan? I think council needs to seriously consider if this is the future they want to build in this town. If you drive out people who do have a pride of living here and investing in this community, and you bring new people who have fast-built homes without consideration for those residents to have a pride of place in their living situation, who is then investing in the community with pride and excitement? Who will volunteer? Who will run events? What is the vision? The plan should not be focused solely on homes. It should be also focused on a safe, accessible, and thriving community for *everyone* - new and old residents alike.	MHBC	The existing planning policy framework supports and encourages medium and high-density development in this area of Dundalk given the close proximity to the downtown core area. The development meets the required interior side yard and rear yard setbacks and height provisions, as set by the Zoning By-law, to reduce impacts on adjacent properties. Landscaping and privacy fencing will be addressed through the future Site Plan Control process to further mitigate impacts on adjacent properties.
83	I have concerns about costs for buyers and what kind of buyer protections will exist. They are proposed to be affordable. I am assuming that is just meaning they will be sold at market value for these units, and not less. But I also assume there will be a type of condo corp involved to maintain the property — which will add more fees. Sometimes first time home owners don't know how to adequately budget for all these hidden fees and just look at the mortgage cost. Some condo fees can be pretty high. Will people actually access these units as "affordable housing" and is this actually solving a need for housing that is affordable in our community? If not, this should not even be considered.	MHBC	The Province has identified the need for more housing across Ontario. The proposed development will increase the housing stock in the Township and will provide a more attainable housing option for the community.
84	In my opinion, after reviewing the proposal, 24 units is greedy from the developer trying to get every dollar they can off this land...and not in the best interest of our community or the people trying to access affordable homes. I am very much in support of the creation of affordable housing in this community. But those people also deserve access to safe housing, adequate parking spaces, and green space that is readily and safely accessible too. If any such project goes forward, I believe a crosswalk needs to be installed at that location to grant children safe passage to the park across County Road 9. Anything less than that is not responsible and a tragic accident waiting to happen. Who is going to pay for the crosswalk?	MHBC	The proposal has been revised to provide 20 standard condominium dwelling units. The proposed density will utilize existing infrastructure and will increase the housing stock in the Township to address the provincial housing shortage. The submitted technical studies demonstrate that the proposed development is appropriate for the site.
85	What is the developers background and interest in creating accessible, affordable housing? I request that this info be presented to the community please.	Applicant	The Applicant has experience with residential development in other areas of Ontario, such as London, Ontario. The proposed development will increase the housing stock in the community and will provide an alternate housing option at a more attainable price point.
86	Are there any Eco-initiatives in this plan? Affordable housing should also be responsibly built and eco-friendly. This is the way of the future in developments. I would like to see our community be more innovative in this area, working with green developers. I would like to see this as a consideration by council for all builds in this area. Developers should be responsible and mindful to our local habitats and the health of our ecosystems, with as little damage to our historic trees as possible. We need mature trees. We need to consider the destruction of the natural habitats in this area to throw up as many houses as possible in the short-term, is not a responsible long-term solution to a vibrant community plan.	MHBC	No eco-initiatives are currently proposed. The proposed development will be designed and constructed in accordance with the OBC. Landscaping will be addressed through the future Site Plan Control process.

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87	One handicapped parking space and two visitor parking spaces is not in any way adequate. Where will all these guests park? What about units with multiple vehicles? During winter holidays, when almost every unit has company over, where will anyone park with consideration made to plowing? A proposal of this scale requires an actual parking lot in my opinion. This should be non-negotiable. It's obvious they will all park in the Foodland / Jug City parking lot...and that lot being filled with non-shoppers is not acceptable either. There is no capacity for that at our one and only local grocer to lose parking space.	MHBC	The proposed development meets the minimum parking requirements under the Zoning By-law. Future purchasers will be aware that only 2 parking spaces are being provided per unit. Any parking issues will be addressed by Municipal Law Enforcement staff and/or the condominium corporation.
88	As we increase the housing, are we responsibly increasing access to services/resources? Overall, developing this town any further without access to essential resources is irresponsible. We need to be way more ahead with our planning. I have spoken to so many new residents who want to leave (or left already) because they didn't realize there are so little essential amenities and services in this community. Why are we growing without making sure the growth is responsible?	MHBC	Cash-in-lieu of parkland, as well as DCs will be paid, which will assist the Township in achieving its goals and objectives with respect to services and resources.
89	Having affordable housing is only one piece of the pie to ensuring residents of our community can thrive - they also need accessible education services, health care, jobs, and adequate infrastructure. I think we need to slow down the housing (so many Flato units sit empty currently) and green light building other community resources first to grow the local economy.	MHBC	As noted above, cash-in-lieu of parkland, as well as DCs will be paid, which will assist the Township in achieving its goals and objectives with respect to services and resources.
90	Housing insecurity is a real rapidly growing issue. There needs to be a tiered plan and resources available to help people at every level they may be facing the threat of poverty and/or losing their homes. Affordable housing is one thing, but we do not have local shelters. What happens if these people who supposedly moved here to find affordable housing, cannot afford this a year down the line? Where will they go next? Many people are a job loss or an injury away from losing their homes. They need access to financial literacy programs, family support services, anger management, rehab programs, local jobs with opportunity for growth and advancement, transportation to be able to access work and school and programs, in short - they need services to be able to get themselves into better situations. We need to provide access to resources for people in these situations by addressing what tools are they lacking in order to be able to get into better situations? Throwing up more homes that are not actually very affordable is not going to help any of these issues and create more community problems in the long run.	MHBC	Cash-in-lieu of parkland, as well as DCs will be paid, which will assist the Township in achieving its goals and objectives with respect to services and resources.