

COMMENT TRACKING

Project Name: 1000330592 Ontario Inc. -				File No. ZBA			
Submission No. 1	August 28, 2025		Comments dated:		Response dated:		
Submission No. 2	Circulation dated:		Comments dated:		Response dated:		

	Submission 1		Submission 2	
No.	Planning Staff	PROPOSERS RESPONSE		
	General			
1.	Section 6.1 of the Township Zoning By-law permits (a) agricultural uses and (b) one single detached dwelling on a lot; Section 6.2 requires a minimum side yard setback of 15 metres where 5 metres is proposed; The proposed agricultural building has a deficient front yard setback of 7 metres where 40 metres is required.	A ZBA has been requested, and a PJR provided.		
2.	Section 29.1 permits agricultural use in the Environmental Protection EP zone but states in subsection (a) no buildings or structures shall be erected within the (EP) Zone except for conservation purposes and existing non-conforming uses;	Technical Reports have been submitted in support of the updated mapping and a ZBA has been requested to implement this in addition to the exceptions requested.		
3.	Section 29.1(b) states the boundaries of the EP Zone may be precisely determined in consultation with the Conservation Authority with a technical evaluation approved.	Agreed. An EIS has been provided. See below comments with regard to SVCA site visit and consultation with Birks.		
4.	Studies were submitted in support of the application including an Environmental Impact Study (EIS), Planning Justification Report, Floodplain Hazard Assessment and Safe Access, and Slope Review; An Entrance Permit has been granted from Grey County; Grey County Ecology, Conservation Authority, and Consultant Engineering Staff have not yet reviewed the submitted studies.	Understood. Please confirm circulation of these reports as soon as possible.		
5.	Applicant to advise if the Conservation Authority has reviewed the subject proposal and if a permit was granted	Birks had initial correspondence saying that the property is in the CA screening area, the review and site inspection fees were paid and Birks and CA had a site visit July 31, 2024 with Vivian Vanceeder, SVCA Environmental Planning Technician. That site visit, along with the CA floodline data, is what required the Floodplain study and slope review. We expect the Township to circulate the SVCA as part of the regular ZBA circulation process. Should you require that my office circulate the SVCA – please confirm and I can do that. As you are aware, the SVCA will not issue a permit until planning approvals are in full force and effect – so no, no permit has been issued.		

	Submission 1		Submission 2	
	Planning Act application is required to address the deficient front yard setback for the proposed agricultural building and side yard setback for the proposed single detached dwelling on-site.	A ZBA has been requested for the deficiency and a PJR and additional technical reports have been provided.		
6.	The Site Plan should be updated to include the dimensions of the proposed power room and the Gross Floor Area of the proposed single detached dwelling.	Updated Site Plan provided with this response chart.		
7.	General Statement			
8.	Applicant to confirm if the submitted EIS has been reviewed by the Conservation Authority.	SVCA staff met with Birks on site and reviewed TOR. The municipal will circulate the SVCA as part of the planning process (and the fee requirement will be paid)		
9.	Updated the Site Plan to include the dimensions of the proposed power room and Gross Floor Area of the proposed single detached dwelling;	Updated Site Plan provided with this response chart.		
10.	Once the above has been provided, all applicable fees should be paid before the subject application can be deemed complete.	Applicant has paid fees online. September 8 2025		