

Summary of Public Comments Received

Comment Received	Staff Response
<p>Concern that the proposed development will exasperate existing water runoff issues experienced in the area.</p>	<p>A Stormwater Management Report prepared by S. Llewellyn & Associates Limited dated May 2025 was submitted. Development Engineering staff acknowledge that there are existing drainage issues within this area and the report identified that the post development flow will be increased. An updated Functional Servicing Report, Stormwater Management Report and Grading Plan is required to be submitted and mitigation measures, including a drainage ditch along the proposed driveway to intercept the flows and convey them to the Sulphur Springs Road right of way, will need to be undertaken. These requirements have been included as conditions of Draft Plan of Condominium approval.</p>
<p>Concern was raised with respect to the proximity of the common element road cul-de-sac and the impact this would have with respect to noise, snow storage and drainage due to snow melting, loss of trees and privacy impacts. The comments suggested relocating the cul-de-sac and orienting it to the east rather than to the west as is currently being proposed.</p>	<p>The location of the proposed cul-de-sac was previously identified through the Zoning By-law Amendment application and identified in the special figure No. 45 attached to the amending By-law which was approved by way of a settlement of Ontario Land Tribunal. As the cul-de-sac is for a common element road that will service a total of four dwelling units, traffic will be limited and therefore noise or privacy impacts will be minimal. The cul-de-sac is setback 10.0 metres from the adjacent lands to the southwest which will provide a buffer for the adjacent dwellings.</p> <p>There will be adequate space on-site to accommodate snow storage and the drainage of the subject lands will be addressed as a condition of Draft Plan of Condominium approval.</p> <p>Based on the grading plan there is a change in grade on the east side of the proposed common element condominium road which would make re-orienting the cul-de-sac as suggested infeasible.</p>