

1. The Town of the Blue Mountains Planning & Development Services		
Contact: Travis Sandberg, tsandberg@thebluemountains.ca, 519-599-3131 ext. 283		
General Comments	Addressed By	Response
1. Further comment and planning justification shall be provided with respect to the impact on Municipal Employment lands, as per comments received from the County of Grey through the first submission review. The planning rationale shall be provided as an update appendix to the submitted Planning Justification Report and shall demonstrate conformity with the Provincial Policy Statement, including the policy direction outlined under Section 1.3 of the PPS. This addendum shall be signed by the author thereof;	Weston	Letter prepared by Weston Consulting dated February 25 th and submitted to Town Staff
2. It is noted in the provided comment matrix that: “connections to municipal services are subject to the facility meeting usage projections”. Please clarify. It is noted that all future uses and phases (i.e. accommodation uses, special events, commercial plaza, parking services etc.) shall be sustained through the consideration of approval of the current applications. Alternatively, any future potential uses/phases shall be removed from the drawings and can be addressed through a subsequent amendment application at the time that the appropriate information becomes available;	Tatham	<p>Future uses and phases are included within this application to provide full transparency on what is proposed in the future phases. The interim development plan includes the construction of only the ponds, pro shop/office, parking and associated access roads. We acknowledge that the addition of commercial or accommodation would be the subject of future applications.</p> <p>As noted in the FSR, under interim conditions the development will be serviced by a tile bed and drilled well. Ultimately, the site will be serviced by the Municipal sanitary and potable water system.</p>
3. As per comments provided through the review of the first submission, confirmation from the appropriate authorities that a water taking permit can be obtained to fill the ponds with on-site watercourses shall be provided. Note that this does not require that a water taking permit be obtained at this point in time, however, written confirmation that a permit can be	Tatham	MECP PTTW has been issued November 26, 2019 (Number 1066-BJAQXM).

**Bayou Cable Park
Comment Response Matrix – OPA & ZBA Applications
Second Submission Comments
Updated: April 13, 2020**

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obtained for this purpose from the appropriate authorities having jurisdiction shall be provided.		
4. Confirmation remains outstanding the proposed source water for the ponds is suitable for human use. In this regard, comments from the Grey Bruce health Unit shall be obtained.	Tatham	Acknowledged. Water quality in the ponds will be maintained to meet the appropriate requirements dictated by the appropriate authority. Public Health has been contacted.
5. Comments are anticipated from the Grey Sauble Conservation Authority with respect to the responses provided to their review of the submitted EIS. The Town reserves the right to obtain a third-party peer review of the submitted study.	AWS	Acknowledged. Comments yet to be received.
6. Comments from public agencies, including the County of Grey and the Grey Sauble Conservation Authority must be satisfied.	Tatham	Acknowledged. Comments yet to be received.
7. An update to the Stormwater Management and Functional Servicing Report is required. The updated report shall reflect the Municipality's first and second submission review.	Tatham	The Functional Servicing Report and Stormwater Management Report have been updated.
8. Overflow parking on un-improved portions of lands will not be supported. All parking areas shall be sized to appropriately accommodate and necessary number of parking spaces for the intended use of the lands. In this regard, a detailed parking analysis shall be completed as requested in the Town's first submission comments;	Tatham	Overflow parking on un-improved lands has been removed from the Site Plans. We are unsure what is meant by a detailed parking analysis. The daily peak use of the facility is 120 users and the parking of 69 spaces exceeds the need. This would also apply for the type of local event the facility could potentially hold which also would attract a small number of riders and spectators. If an event is planned that could exceed the allotted parking limit of 69 vehicles this would be rare and a Special Event application would be submitted to the Town to resolve details.

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9. A complete zoning analysis under the provisions of in-force zoning by-law 2018-65 shall be provided. This analysis should include commentary on the holding provision;	WESTON	A zoning analysis has been completed and is part of the most recent submission
First Submission Response Comments 10. The use of mechanical pumps appears to be an addition from the first submission. Please provide more details on the proposed pumps (i.e. feasibility, size/specifications, etc.)	Tatham	As described in the Stormwater Management Report, portable pumps will be used to initially fill and then maintain the water levels of the two recreation ponds. The portable pumps will have a maximum intake capacity of 100 l/min and comply with the authorized PTTW.
11. Has evaporation been considered in the calculations considering the movement of riders would likely contribute to additional water vapor to the air?	Tatham	The natural evaporation process was considered in the water budget assessment, however additional evaporation caused by recreational activities was not included in the calculations but is expected to be minimal in the context of the overall pond volume.
12. Please provide rationale for not including fencing around the site. Should fencing not be proposed, the sidewalls of all ponds shall be designed to a maximum slope of 5:1;	Tatham	Fencing has been included along the perimeter of the property adjacent to Clark Street and Grey Road 2. The locations of the fencing are illustrated on the Site Plan (SP-1).
13. The submitted stormwater memo shall be signed by the author thereof;	Tatham	The Stormwater Management Report has been revised to include the discussions and calculations provided within the stormwater memo with the intention for the Stormwater Management Report to be a stand-alone document.
Site Grading Plan 14. Additional proposed grades are required for the ponds, parking lot(s), and roads;	Tatham	Additional proposed grades have been added.
Stormwater and Drainage Plan	Tatham	As illustrated on the Post-Development Drainage Plan (DP-2), a proposed swale will convey runoff from the future Commercial Plaza to Pond #3 for water quality

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15. How will stormwater around the future Commercial Plaza be dealt with? (See General Comment 2 Above);		and quantity treatment. As noted on the Site Plan (SP-1) all future phases are subject to Site Plan Approval. A detailed grading and drainage plan will be provided at which time the future Commercial Plaza will be developed.
16. Pond B spillway does not appear to serve all sections based on grading;	Tatham	Per comment response #14, additional proposed grades have been included on the Site Grading Plan to better illustrate the function of Pond B. It is the intent that all sections of Pond B are hydraulically connected, and one emergency outlet will serve the pond. Pond details will be provided at detailed design.
17. It is the Town's expectation that the site would connect to Municipal services through the future phase(s) of development. In order for private services to be considered on an interim basis for Phase 1, feasibility must be demonstrated. As such, the location and details for the temporary well shall be determined and included in the site servicing information. The feasibility and functional design for future municipal services shall also be determined. Alternatively, please refer to General Comment 2 above;	Tatham	Future uses and phases are included within this application to provide full transparency on what is proposed in the future phases. The interim development plan includes the construction of the ponds, pro shop/office, parking and associated access roads. As noted in the FSR, under interim conditions the development will be serviced by a tile bed and drilled well. Ultimately, the site will be serviced by the Municipal sanitary and potable water system.
Siltation and Erosion Control 18. A silt control fence is required on the south side of Pond A to isolate the re-aligned channel;	Tatham	Silt Control Fence has been added to drawings.
General Notes and Details 19. Confirm the minimum depth and width of all roadside swales;	Tatham	Typical swale detail has been added to the drawings.