

ATTACHMENT C – Public Comments and Staff Responses

The table below provides a summary of the public comments separated into themes with the corresponding staff response.

Public Comment	Staff Response
Property 7 - 208 State Street	
<p><u>Density</u></p> <ul style="list-style-type: none"> Concerns that rezoning 208 State Street will result in high density development. Concerns that rezoning 208 State Street to Residential Fourth Density (R4) will permit a four-storey apartment to be built. 	<ul style="list-style-type: none"> R3 and R4 zones only permit a maximum building height of 11 m or 3 storeys and the Official Plan limits building heights to three storeys except for the lands that were brought into Almonte's urban boundary as part of Official Plan Amendment 22. Any proposed building of four storeys would require an Official Plan Amendment and Zoning By-law Amendment, both of which would first require public consultation. Any permitted residential use under these zones would be considered medium density, as outlined in Section 3.6.5.4 of the Community Official Plan (COP).
<p><u>Traffic/Noise/Property Value</u></p> <ul style="list-style-type: none"> Concerns that rezoning 208 State Street to allow for increased housing development opportunities will increase traffic, noise, and speeding along State Street. Concerns regarding potential diminished property value 	<ul style="list-style-type: none"> Given the property's current function as a municipal daycare, Staff do not anticipate a notable increase in traffic generation, or noise compared to a residential development. If development of 10 units or more were proposed in the future, a Site Plan Control application would be required prior to development taking place. As part of this application process, traffic impacts and noise would be evaluated. Staff do not anticipate a decrease in neighbouring property value as a result of the rezoning. Thoughtful planning and design practices can help ensure compatibility with surrounding neighbourhood context.

Public Comment	Staff Response
Plan 6262 BLK C Lot 7 Lot 8	
<p><u>Servicing and Drainage</u></p> <ul style="list-style-type: none"> • Question regarding servicing along McDermott Street, as the Letter Notice claimed the lot is serviced. • Concern with existing drainage issues. • Concern with the municipal drain (Spring Creek) overflowing its natural course. 	<ul style="list-style-type: none"> • Staff acknowledge that there was an error in the original circulation of the Zoning By-law Amendment. This has been corrected. • Municipal services are not immediately available for the properties on McDermott Street and the properties which front onto the unopened portion of St. James Street. The rest of the noted properties are serviced by municipal water and sewer. • All future development is required to accommodate drainage 'pre' to 'post' which means that the design of any development would need to accommodate the 'pre-development' drainage in the 'post development' design. • The Municipality is aware that the municipal drain can overflow at times and is currently undertaking a drainage study for the lands known as 111 Menzie St. (34 Victoria St) which also contains part of the municipal drain network. Further drainage studies would be required prior to any development on lots 7/8. The Municipality has tools to require these studies either through Site Plan Control, agreements of purchase and sale or proactively as part of a larger Stormwater Master Plan for Almonte, which is on the Department's workplan for 2027.
<p><u>Property Boundaries</u></p> <ul style="list-style-type: none"> • Question about existing lot boundary lines in between Lot 7/8 and Lot 9. 	<ul style="list-style-type: none"> • The Municipality does not have any plans to survey the property in the immediate future. Please note that the aerial mapping and property fabric on the Municipality's mapping is all approximate and so should not be referenced for exact property lines. Prior to the Municipality selling or developing any lands, the Municipality would have the property surveyed; however, the timing of this is unknown. If you would like to get have a survey completed, we suggest having a survey done of your property.

Public Comment	Staff Response
<p><u>Spring Creek and Significant Woodland</u></p> <ul style="list-style-type: none"> • Question if 15m buffer zone from Spring Creek would be upheld for the proposed zoning. • Concern regarding significant woodlands located on most of the subject properties. 	<ul style="list-style-type: none"> • The 15-metre buffer is a requirement from the Municipality because the environmental studies that were submitted with the Menzie Enclaves subdivision application requires a 15 m buffer for turtle habitat. The Zoning By-law has a default 30 m setback from any watercourse (this includes municipal drains) but this setback can be reduced with an environmental impact study. For any properties abutting the drain, a 30 m setback would apply unless the Municipality chose to do the environmental study to determine if the setback can be reduced. • As per Section 3.1.4.4 of the Official Plan, the boundaries of significant woodlands were identified using digital data by the Ministry of Natural Resources. Site assessments would be carried out prior to development as part of environmental impact studies to verify the site conditions. These lots are identified using significant woodlands. The same process applies above – prior to development occurring, the Municipality would undertake environmental impact studies to assess the impacts of the woodlands for development.
<p><u>Property Interest</u></p> <ul style="list-style-type: none"> • Interest in purchasing lands for lot addition 	<ul style="list-style-type: none"> • Due to the Housing Accelerator Fund grant, Lots 7 and 8 have both been identified for future housing development and are needed in order to make up the 2.1 hectares of municipally owned land available for development. As noted above, the environmental impact assessments would first need to be completed before providing a delineated development area for each lot. As the purpose of the Housing Accelerator Fund is to provide more housing, the Municipality is not considering land for lot additions.