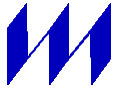


Reference Number	Comment	Responding Firm	Response
BURNSIDE ENGINEERING			
Plan of Subdivision Sketch			
1.	The title of the drawing should be changed to “Development Sketch” as it is our understanding there would be no plan of subdivision. Our understanding of the process is that initially, a consent application would create four lots and the remaining land would be merged into one lot. For the one lot, a site plan application would be submitted, then the condominium would follow. If we have misunderstood the sequence of events, please let us know. There should be legal plans prepared for each stage of the process.	Weston Consulting	See memo on sequencing of Applications.
2.	Current zoning requires 3.0m wide parking stalls rather than 2.7m proposed. It does not appear that the zoning amendment application requested a reduction on parking space size. There will be a requirement to provide an accessible parking spot for one of the visitor spaces.	Crozier Consulting Engineers	Stalls amended to reflect 3.0m wide parking stalls.
3.	A road widening block will need to be provided to accommodate a permanent turning circle to be constructed at the end of Scott Street. A minimum 15.3m unobstructed turning radius is to be provided to meet both public works and fire department requirements.	Weston Consulting/Crozier Consulting Engineers	This is reflected in the new concept site plan.
4.	Clarification with respect to the 6.0m Future Servicing Easement is required. It appears to be an existing easement. We would like to review the terms. No services were identified in the servicing strategy brief to be present in the easement.	Crozier Consulting Engineers /Hrycyna Law P.C	Registered by previous owner, this is an Easement in Gross for the purpose of future services in favour of The Corporation of the Town of East Luther and Grand Valley. See enclosed Transfer

			Easement registered as Instrument # DC75735. The existing servicing easement is required to facilitate looping of the internal watermain back to Scot Street, as required by R.J. Burnside. This servicing easement will also be used in the interim conditions for temporary local drainage until an ultimate stormwater outlet for Scott Street stormwater drainage is established.
5.	The plan of subdivision sketch should be re-visited to ensure the 7m front yard and the 6m rear yard setback can be achieved. Some of the lots may have difficulty meeting this requirement and the house footprints seem reasonable when comparing to other newer developments.	Weston Consulting /Hrycyna Law P.C	See illustrated set backs on new concept site plan.
Wastewater/Water Allocation			
6.	The application has 12 Single Detached Equivalent units through an agreement with the Town. They have requested an additional allocation for Lots 1A-4A and for Lots 15-20. The applications will not be approved until all the lots associated with the application have received allocation for water and wastewater.	Weston Consulting /Hrycyna Law P.C	See Wastewater Treatment Allocation Request memo.
Parking Study Drawing/Traffic Opinion Letter			
7.	The parking study is related to zoning. No recommendations or mitigation measures related to expected impacts on neighbouring streets were provided. For example, requiring double car garages/driveways to reduce on-street parking on lots	Crozier Consulting Engineers	Noted. Please refer to the Traffic Opinion Letter prepared by Crozier Consulting Engineers dated March 18, 2019.

	that are able to accommodate them. Other items include posting no parking signs in specific locations such as the turning circle that should be provided at the end of Scott Street. If access or walkways are provided to the houses off Crozier Street, no parking signs should be proposed.		
8.	There are 18 existing houses on this dead-end portion of Scott Street. This application would increase this number to 41. The report should identify if there are any additional measures needed with respect to emergency services.	Crozier Consulting Engineers	Noted. Please refer to the “Pedestrian Connectivity/Emergency Services” section in the Traffic Opinion Letter prepared by Crozier Consulting Engineers dated March 15, 2019.
Planning Justification Report/Planning Report			
9.	To be reviewed by Town Planner.		
Geotechnical Investigation			
10.	Provide an updated report with geodetic elevations.	Crozier Consulting Engineers /Chung and Vander Doelen Engineering Ltd.	See updated Geotechnical Report dated February 25, 2019.
Servicing Strategy Brief			
11.	A preliminary servicing/grading drawing based on a topographic survey should be provided.	Crozier Consulting Engineers	A preliminary servicing and grading drawing based on current topographic surveys is provided within the Functional Servicing and Preliminary Stormwater Management report prepared by Crozier, dated March 2019.
12.	Identify the 6m easement on the preliminary servicing/grading drawing that should be submitted.	Crozier Consulting Engineers	The 6.0m easement is identified on the preliminary plans within the Functional Servicing and Preliminary Stormwater Management



			report prepared by Crozier dated March 2019.
13.	The report (page 9) indicates that shallow groundwater is present across the site. The geotechnical report should be geodetically referenced with the boreholes identified on the engineering drawings so we can see where the boreholes were placed compared to the proposed design.	Crozier Consulting Engineers /Chung and Vander Doelen Engineering Ltd.	See revised Geotechnical Report dated February 25, 2019. The preliminary grading and servicing plans have been updated to reflect the geodetically referenced borehole locations.
Water Related			
14.	Burnside will be undergoing a review of the water model and will provide our analysis to the Town to confirm if additional work such as looping will be required for this development.	R. J. Burnside	Burnside has completed this analysis and looping of the proposed watermain will be required for the development.
15.	The Town will own and operate the watermain; hydrant and the water services up to and including the curb stops within the future condominium will require the necessary easements to be arranged.	Town of Grand Valley/ Weston Consulting /Hrycyna Law P.C	Agree and will be provided.
Sanitary Sewer Related			
16.	The applicant has not identified if upgrades to the sanitary sewer network are required to accommodate this development. The Master Servicing Plan that Burnside completed in 2014 did not identify some sections of the sewer that this development would utilize requires upgrades. As this development was not known at the time of this report, Burnside is in the process of adding this proposed development to the model to confirm if there are any changes or whether this development can be accommodated without immediate sanitary sewer upgrades.	R. J. Burnside	Burnside to provide an update.
Stormwater Related			

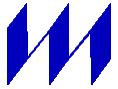
17.	<p>i. Provide a new storm sewer outlet through arrangements with Ariss Glen Developments who are owners of the downstream properties. Multiple routes can be explored such as heading further east down Scott Street until Ariss Glen Developments property is reached for a potential outlet. Another potential route could be directing it through the Hrycyna development toward the Town owned parcel of land behind Lot 16 and extend the storm sewer east through Ariss Glen Developments properties towards the river to obtain an outlet.</p> <p>ii. Provide a new storm sewer outlet down Scott Street, down Beilby Street out to outlet on Amaranth Street.</p>	Hrycyna Law P.C	Addressed. See enclosed Letter of Understanding between Lisgar (Grand Valley) Ltd. and Thomafields Homes Limited.
18.	On page 11 of the report, Meritech indicated that the Town should confirm the stormwater management quality and quantity criteria for the subject property. We can confirm that enhanced quality treatment is required. For quantity control requirements, the GRCA is to be contacted. Typically, quantity control is not required in the Town however appropriate conveyance to the ultimate outlet (river) is required for the minor and major storm events. Enhanced quality treatment is required.	Crozier Consulting Engineers	<p>Quantity controls are not required by the Grand River Conservation Authority as the site is not regulated. Appropriate conveyance to the Grand River has been considered and coordinated with the Town, Burnside, and adjacent land owners.</p> <p>Enhanced quality controls are proposed with the use of an oil/grit separator.</p>
19.	The drawing provided by Meritech should be updated to reflect all location where infiltration galleries are proposed as it is inconsistent with the Water Management Report that indicates that the Lots 13-18,	Crozier Consulting Engineers /Chung and Vander Doelen Engineering Ltd.	Infiltration measures are no longer proposed for the site for stormwater management quantity controls. Major

	Lots 1A-4A, as well as a main infiltration gallery under the visitor parking area is proposed. We note that any infiltration galleries are to be 5m from foundations and therefore it may be challenging to accommodate them on the lots. Detailed calculations would be needed to support the sizing of the infiltration galleries with detailed calculations related to mounding.		<p>storm flows from the majority of the site will be collected and conveyed within an internal storm sewer and will discharge north of the site to the existing municipal drainage ditch.</p> <p>Some soakaway infiltration features are being proposed along the southeastern property limits to maintain infiltration of minor external drainage consistent with existing conditions.</p>
20.	Storm sewer services were not addressed in the servicing strategy brief.	Crozier Consulting Engineers	Addressed, storm sewer services for the site have now been proposed with the coordination of a stormwater outlet for the site.
21.	The report indicated that a Stormwater Management Report will be submitted to include further detail, but we have yet to receive it.	Hrycyna Law P.C / Crozier Consulting Engineers	Addressed and provided. Please see Functional Servicing & Preliminary Stormwater Management Report prepared by Crozier dated March 2019.
Grading			
22.	We need the latest conceptual plans of the townhomes going in Block A and B to better understand how they are being incorporated into the embarkment. The groundwater in BH4 was noted to be 4.48m below ground. This is by the area where the houses will be placed into the ground or there is significant cut. We want to ensure that all nuisances associated with	Cube Architects	See report by Cube Architects for clarification and illustration.



	<p>groundwater are dealt with to avoid any potential sources of extraneous flows into the sanitary sewer. There are also some drawings that show access out to Crozier Street from Block A and B, while the plan of subdivision sketch does not. Do the townhouses have amenity space? The majority of the rear yard is proposed as a drainage swale/storm sewer and catch basins which is required to collect runoff, but appears to leave no backyard to be used by the future home owners.</p>		
23.	<p>The grading plan west to east through site isn't clear. Is there a retaining wall being proposed in the rear of the townhomes? CL Scott Street should be labelled CL Crozier Street.</p>	<p>Crozier Consulting Engineers /Hrycyna Law P.C</p>	<p>See revised preliminary servicing plan prepared by Crozier dated March 2019.</p>
24.	<p>Detail design drawings for all retaining walls are required and are to be prepared by a qualified structural professional engineer and submitted to the Town for approval. All portions of the wall including any tie backs, subdrains, foundations, etc. will need to be solely located on the subject property. The site plan agreement should require full time supervision and final certification for the retaining wall. The retaining walls are to be included as part of the common elements. The conceptual drawing indicates that access to the adjacent property is required for construction of the retaining wall which is Town property. The Town will need to approve this access, however, there is an existing storm sewer and drain. The survey to obtain topographic information should include this area (including sewer inverts) to ensure they are not impacted by the retaining wall design/construction.</p>	<p>Crozier Consulting Engineers</p>	<p>Detailed design of the proposed retaining walls for the site will be provided at the detailed design stage of this project.</p>
25.	<p>There is a 2 m grade difference between the top and bottom of the condo entrance, this will need to be reviewed to reduce the road slope at this location.</p>	<p>Crozier Consulting Engineers</p>	<p>Acknowledged. Please see the revised Preliminary Grading</p>

			Plan for the proposed condo road entrance design.
Stage 1-2 Archaeological Assessment			
26.	A copy of the Ministry's clearance letter should be provided.	Detritus Consulting	Ministry Clearance Certificate dated September 27, 2017 is enclosed.
Woodland Assessment			
27.	The size criteria for the woodlot should have included the adjacent plantation areas to the north as they appear to be separated by less than 20 m from the woodland in question. However, the scoped Environmental Impact Assessment did include them and we agree that the woodland is not significant and therefor we do not require this assessment to be update.	North-South Environmental	Agree, please disregard the woodland assessment report prepared by NRSI.
28.	At polygon F, the assessment notes "there is a local depression in this polygon where a history of dumping refuse is evident. Clarification is needed. Is this related to plant/compostable type of material or garbage.	Hrycyna Law P.C	Garbage is located in this area.
29.	A tree preservation and compensation planting plan including the means of protection of identified trees to be preserved should be provided. The woodland assessment recommends retention of trees off the embarkment of Crozier street (Polygon C and B), and in the rear of Lots 13-15 (Polygon D). Without detailed plans including topographic information showing the location of these specific trees to be retained, we do not know if its feasible to retain them or adjust the design to accommodate them.	North-South Environmental	Disagree. A tree preservation and compensation planting plan should be prepared as part of the Site Plan Approval process – there are no plans to undertake a tree preservation and compensation planting plan at this stage. Please disregard the Woodland Assessment prepared by NRSI.



30.	An acoustic survey for bats is required in June and should be based on any MNF requirements.	North-South Environmental	Disagree. Species at Risk matters will be addressed in accordance with the Endangered Species Act and Species at Risk Act. Cultural Plantations and Manicured areas are not considered to be high quality habitat for maternity roosting colonies. Cavity surveys (per MNRF 2017 protocol) were completed for the property within proposed removal areas of treed ecosites more commonly associated with Ontario’s SAR bats and did not reveal presence of cavities and only minor occurrences of broken branches and peeling bark. No evidence of use by bats was noted (no feces, no urine stains, no greasy entrances).
31.	The Site Plan agreement will contain a provision in which the owner agrees to retain an arborist to prune any remaining trees on site.	Hrycyna Law P.C	No site plan application is requested at this time.
Scoped Environmental Impact Assessment			
32.	The Site Plan Agreement will contain a provision that indicates that the owner agrees that all tree removal will take place between November 1 to April 30. To remove trees within May 1 to October 31, a qualified avian biologist will need to approve the removal by completing a nest survey within 3 days of removal.	Hrycyna Law P.C	No site plan application is requested at this time.

Site Plan Application			
33.	A site plan application was submitted, however the level of detail with respect to engineering including drawings is not sufficient at this time.	Hrycyna Law P.C	No site plan application is requested at this time.
34.	A fencing plan will be required along the boundary of the condominium site to the satisfaction of the Town.	Hrycyna Law P.C	No site plan application is requested at this time.
35.	It appears that there is limited area on site for snow storage and a condition in the site plan agreement will require removal. Temporary snow storage locations should be shown on the site plan drawing for the condo. Temporary show storage locations should be shown on the site plan drawing for the condo.	Hrycyna Law P.C	No site plan application is requested at this time.
Consent Application			
36.	A site plan agreement must be entered into for the condo lands.	Hrycyna Law P.C	Disagree.
37.	Lot 4A should be required to have the driveway on the east side to be as far as possible from the condo entrance. This is consistent with the Conceptual Entrance and Parking Plans but has not been reflected on the development sketch provided with the application.	Weston Consulting	See revised Traffic Opinion Letter dated March 18, 2019.
38.	Owner will be required to re-locate the fire hydrant to the satisfaction of the Town.	Hrycyna Law P.C	Addressed.
39.	A fence is required on the rear lot line of Lots 1A to 4A, the side yard of 4A abutting the condominium road, and the side yard of 1A abutting the easement all to the satisfaction of the Town.	Weston Consulting	Fence requirements will be discussed in the application for site plan.
Water Resource Management Report			
40.	If the gravity option is ruled out, further detail is required with respect to the infiltration proposed. This includes: <ul style="list-style-type: none"> A mounding analysis and the area of influence identified on the drawing. 	Chung and Vander Doelen Engineering Ltd.	Addressed, infiltration measures are no longer proposed for the site stormwater management at this stage.

	<ul style="list-style-type: none"> • Identification of impacts to the water table (i.e. will it increase and to what extent). • A survey in the area of influence of mounding to confirm that no wells are in the area of influence including the defined flow path down to the river. • A proposed monitoring program. 		
PUBLIC HEALTH WELLINGTON-DUFFERIN-GUELPH			
Intensification			
1.	The proposed subdivision is within the built boundary of the Town of Grand Valley. Given the intensification target for the area, please consider converting either the detached units on Scott Street or the detached units within the cul-de-sac to townhouse units. This would further maximize the opportunity to increase density in the area to help reach the Town and County's growth targets, but also provide a subdivision designed with the health of residents in mind.	Hrycyna Law P.C	This was considered and 2 additional townhome units were added to the site.
Amenity Space; Social Connectivity; Active Transportation			
2.	<p>It is stated in the Planning Justification Report (p. 9-10) that the proposed subdivision exceeds the parking requirements by 10 spots. The convenience of additional parking spaces in a development results in more vehicles on the road and encourages a dependence on vehicles, even for short trips that are within walking distance. Removal of additional parking spaces above the zoning requirements would encourage local residents and neighbouring residents to walk or bike to different locations within its proposed complex.</p> <p>The addition of an amenity space, or a place where residents can socialize, would greatly enhance this subdivision. In order to offer amenity space to the residents and encourage active transportation and</p>	Hrycyna Law P.C	As per comments parking spots were removed off of the cul-de-sac and replaced with an amenity space.

	<p>activity over vehicular use, please consider removing the six planned parking space off of the cul-de-sac and replace with an amenity space. Furthermore, please consider including both active and passive amenity options within this space (e.g. a playground, benches, picnic tables, etc.), with ample tree cover.</p>		
Active Transportation			
<p>3.</p>	<p>According to the Planning Justification Report (p. 18) the PPS states that in the context and consideration of redevelopment and intensification “a lands use pattern, density and mix of uses should be promoted to minimize the length and number of vehicle trips and support the current and future use of transit and active transportation.”</p> <p>In order to encourage active transportation as a regular means of transportation, supportive elements need to be included in the design of the subdivision. Please consider strategically placing bicycle racks in the following locations to encourage cycling as a means of regular active transportation for residents and visitors to the complex;</p> <ul style="list-style-type: none"> • Adjacent to the townhouse visitor parking at the north east end of the laneway. • At the proposed amenity space (see above) off of the cul-de-sac. <p>Please consider ensuring that sidewalks are included on both sides of the roadways within the subdivision and extend along the frontage of properties. Also, please design sidewalks within the complex to connect to future sidewalks that could be added to Scott Street to facilitate pedestrian activity to the subdivision.</p>	<p>Hrycyna Law P.C/ Weston Consulting</p>	<p>Comments considered and site plan amended to reflect townhome sidewalk.</p>
Connectivity; Open Space Access			



<p>4.</p>	<p>If studies indicate it is appropriate, access to the open green space (natural heritage) north of the subdivision should be formalized for residents within the subdivision for both recreational and active transportation purposes.</p> <p><i>For the municipality:</i> An informal man-made path is visible via satellite north of the subdivision, travelling east from Crozier Street into the natural heritage area. Please consider formalizing this path as a trail (e.g. signage, possibly packed gravel, etc.) not only for those in the proposed subdivision, but also for residents of surrounding existing residential areas.</p> <p><i>For the developer:</i> Please consider including a pathway from the north end of the townhouse laneway to the proposed trail above. This will ensure easy access to the trail and open green space for the subdivision’s residents.</p>	<p>Weston Consulting</p>	<p>The portions of lands identified as open green space (natural heritage) and located north of the proposed subdivision are currently under private ownership (Ariss Glen Developments Limited). At this time, it is unknown if these lands are subject to future development applications and/or redevelopment.</p>
<p>Tree Cover, UV Protection, Air Quality, Active Transportation</p>			
<p>5.</p>	<p>Please consider adequate tree cover where appropriate within the subdivision to create an environment that encourages regular walking or cycling, as well as provides air quality benefits and UV protection for residence. This includes a welcoming streetscape with street trees, backyard trees for residents and adequate tree cover at the proposed amenity space above.</p>	<p>Hrycyna Law P.C /North-South Environmental</p>	<p>Addressed.</p>
<p>Active Transportation; Snow Removal</p>			
<p>6.</p>	<p>In addition to sidewalk snow removal, please consider regular snow removal and maintenance for all walkways included in this subdivision. This will ensure that those who walk or cycle have safe, consistent connected options to use for recreational purposes or active transportation.</p>	<p>Hrycyna Law P.C</p>	<p>Will be dealt with in the declaration of the condominium.</p>

UPPER GRAND DISTRICT SCHOOL BOARD			
1.	<p>The PPS encourages development in settlement areas that support a number of objectives, including active transportation. Through the pre-consultation process, the Board had expressed concern about the connectivity of the site with the surrounding road network, from a pedestrian perspective. It is our understanding that there is a walkway from the terminus of Scott Street to Crozier Street. Jonathan Sasso of Weston Consulting confirmed that there is a 2.5-3m wide walkway that is owned and maintained by the Town of Grand Valley.</p> <p>However, based on Mr.Sasso’s September 4, 2018 correspondence, there are no plans to improve this walkway, provide sidewalks on Scott Street or the private roadway to facilitate pedestrian access. As the subject property is being urbanized, it is preferred that urban standards are incorporated and that sidewalk is installed internally on at least one side of the private road and that sidewalk is installed on Scott Street to connect with the existing walkway to facilitate students walking to school or to a congregate bus pick up point. Further, we would ask that the Town confirm that the existing walkway is lit and maintained in the winter months, otherwise, it cannot be used to calculate walking distance to Grand Valley & District Public School.</p>	Weston Consulting	<p>A 1.5 metre sidewalk is proposed on the west-side of the private laneway extending across the cul de-sac right of way and connecting to the existing pedestrian walkway to Crozier Street. This connection will accommodate students walking to/from school and establish a bus pick-up point.</p>
2.	<p>That Education Development Charges shall be collected prior to the issuance of a building permit(s).</p>	Hrycyna Law P.C	<p>Agreed and will be provided for.</p>
3.	<p>That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export of DWG format, containing parcel fabric and street network.</p>	Weston Consulting	<p>Will be provided.</p>

4.	That the developer shall agree in the subdivision agreement and condominium declaration that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or a designated bus pickup point.	Weston Consulting /Hrycyna Law P.C	Will be addressed in the condo declaration.
5.	That the developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.	Weston Consulting /Hrycyna Law P.C	Will be provided.
6.	That the developer shall agree in the subdivision agreement and condominium declaration to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all Offers of Purchase and Sale/Lease: <i>"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."</i>	Hrycyna Law P.C	Will be provided.
TOWN PLANNER COMMENTS			
General			
1.	There has been some mis-numbering of the application files and since there is no subdivision application, it is a Draft Plan of Condominium, I have reassigned file numbers as follows: Condominium: CDM1-2018 Consent: B1-2018	Town of Grand Valley	

	<p>Site Plan: SPA4-2018 Zoning: Z1-2018</p> <p>Please refer to the above noted file numbers going forward.</p>		
2.	<p>Town staff have put an inquiry into MPAC regarding the Roll Numbers for the properties as there appears to be a discrepancy between Town and MPAC files. The Town has two Roll Numbers 307300 and 307400, the 3rd 207500 is listed in MPAC but not on the Towns system. Both 307400 and 307500 are owned by Mary Hrycyna so we do not understand why they have not merged in MPAC.</p>		
3.	<p>A review of the Planning Justification Report (May 2018, prepared by Weston) concludes that the development as proposed conforms to both Local and Provincial Policy. However, there are extensive engineering concerns that must be addressed prior to proceeding to Council with a Public Meeting.</p>	Crozier Consulting Engineers	Addressed.
4.	<p>Planning echoes the comments made by other agencies regarding Active Transportation (Town OP Policy 7.10) and can confirm that the walkway from Scott Street to Little Crozier Street is maintained year-round by the Town but is not lighted.</p> <p>Also, Town staff is in support of sidewalks within and external to the development to assist with active transportation.</p>	Hrycyna Law P.C./Weston Consulting	See revised concept site plan.
Public Consultation Strategy			
5.	<p>Page 42 of the Planning Justification Report makes the following reference: “of the Blue Mountains Official Plan” Staff can appreciate that this was a typo, however we will require page 42 to be revised to reflect the Town of Grand Valley</p>	Weston Consulting	<p>Addressed.</p> <p>A public meeting is requested at this time.</p>

	<p>As with most in-fill developments, existing community support of these types of applications are minimal. In the Town of Grand Valley, the Public Notice sign is not placed on the property until 20 days prior to the Public Meeting, therefore staff suggests that bullet points 1 and 2 be switched and that the Applicant host an OPEN HOUSE first. Town Staff can provide a mailing list for the 120m (or larger) circulation area.</p> <p>However, at this time staff believe it is premature to host an OPEN HOUSE for this development until the outstanding Engineering issues are addressed.</p>		
Sequence of Applications			
6.	<p>How does the Applicant see the Applicants progressing?</p> <ul style="list-style-type: none"> - Consent Applications for the 4 lots on Scott Street - Zoning for the multi-residential - Site Plan for Condo - Condominium Plan - Part Lot Control (if Common Element) <p>A discussion as to the sequence of applications is required.</p>	Hrycyna Law P.C /Weston Consulting	A memo on Sequencing of Applications dated January 18, 2019 was provided.
Site Plan			
7.	<p>Staff is concerned that there will be little rear yard amenity space for the Town Homes adjacent to Crozier Street.</p> <p>Elevation drawings will be required for the Condominium development. And while the single detached homes proposed for Scott Street do not require site plan approval, elevations should be included for the public to review.</p>	Cube Architects	No site plan required at this time.