

Public Comment Response Matrix – 412 Four Mile Creek Road

Neighbour(s)	Comment / Question	Suggested Response
Patricia Fraser	Some Millpond Road property owners did not receive notice. The commenter requests broader notice to properties on roads used to enter or exit the plaza and notification of the Committee's decision.	The Town will confirm. Provincial regulation (O. Reg. 200/96) under the Planning Act requires the Town to notify property owners within a 60-metre radius of the subject land, which is reduced to 30 metres for residential zones (or applicable condominium corporations). A public notice sign was also posted by the applicant on the subject property 10 days before the hearing. The application has also been available at the Town's Committee of Adjustment web site for public review.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser	Clarify the property's current zoning, whether a day care centre is permitted, and whether additional zoning approval is required.	The site-specific zoning category does not expressly permit a day care centre on the property. The applicant has therefore submitted a minor variance application seeking zoning relief for daycare use.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser	Concern that introducing a daycare use may require a zoning by-law amendment rather than a minor variance. The Steas refer to sections 45(1) and 34 of the Planning Act and question whether the request maintains the general intent and purpose of the Zoning By-law and Official Plan.	The Committee of Adjustment will determine whether the application may be considered under section 45(1) and/or section 45(2)(b) of the Planning Act, as may be applicable. As part of that review, the Committee will consider the relevant statutory tests as to whether the application is minor in nature, desirable and appropriate, and in conformity with the general intent and purpose of the Town's Official Plan and Zoning By-law.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser	Provide the maximum number of children and employees, hours of operation, and expected scale and intensity of the proposed centre.	The proposed daycare centre would have a licensed capacity of 64 children, with typical daily attendance of approximately 38 children. The proposed hours of operation are 7:00 a.m. to 7:00 p.m.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea	Request a detailed site plan showing the centre footprint, parking, access points, circulation, drop-off and pick-up areas, outdoor play space, fencing, setbacks, and other site changes.	The submitted site plan identifies the applicable setbacks, the floor area of the existing commercial space, and the location of the proposed outdoor play area. Parking, access, circulation, drop-off and pick-up operations, fencing, and any other proposed site changes are addressed through the application materials and supporting review, as applicable.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser; Cindy Kosavic	Clarify required and proposed parking for employees and visitors. Concern that simultaneous staff parking, parent activity, and delays could create overflow parking.	The submitted traffic brief includes a parking assessment based on the anticipated operation of the proposed day care centre. It concludes that the on-site parking supply is sufficient to accommodate the expected

		demand from staff and visitors without overflow parking.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Cindy Kosavic	Identify the location and operation of drop-off and pick-up areas, vehicle circulation, turning movements, and measures to avoid queues, rapid turnarounds, and conflicts during peak periods.	The submitted traffic brief evaluates site access, internal vehicle circulation, turning movements, and anticipated drop-off and pick-up activity. As a courtesy and to support efficient pick-up and drop-off operations, 7 parking spaces with courtesy signage for daycare pick-up and drop-off will be provided. There will be minimal parking and traffic during off-peak hours.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser; Cindy Kosavic	Clarify anticipated vehicle trips and traffic impacts, particularly during concentrated morning and afternoon drop-off and pick-up periods.	The submitted traffic brief assesses the vehicle trips expected to be generated by the proposed use, including the concentrated morning and afternoon drop-off and pick-up periods. It concludes that the anticipated traffic can be accommodated without traffic-capacity concerns.
Patricia Fraser; Cindy Kosavic	Concerns include speeding on Four Mile Creek Road, lack of a crosswalk at Four Mile Creek Road and Line 9, obstructed sightlines, narrow-road conditions, and conflicts with driveways.	The submitted traffic brief reviews the proposed access, site operations, collision data and available sightlines. Based on that assessment, no site-specific safety or sightline concerns attributable to the proposed use were identified.
Cindy Kosavic	Concern that roadside parking could block private driveways, mailboxes, waste collection, and reduce available width for emergency vehicles.	The submitted traffic and parking assessment concludes that the anticipated parking demand can be fully accommodated on site without reliance on roadside parking. On that basis, the proposal is not expected to obstruct private driveways, mailboxes, waste collection, or emergency-vehicle access.
Patricia Fraser; Cindy Kosavic	Concern about children, older adults, and other pedestrians where sidewalks, buffers, crossings, or dedicated drop-off facilities may be limited.	The submitted traffic brief reviews site access, circulation, and the anticipated interaction between vehicles and pedestrians. There will be a double separation (fence and bollards) between the daycare and the Four Mile Creek Road sidewalk, which protects pedestrians on both sides.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser	Provide the proposed fence height, design, location, setbacks, and visual, safety, and noise impacts. Confirm whether the outdoor play area and fencing meet applicable requirements.	The outdoor play area and its enclosure will be designed and constructed to satisfy the applicable requirements for a licensed day care facility. The applicant has also agreed to install bollards as an additional protective measure beyond the minimum provincial requirements.
Patricia Fraser	Requests confirmation of requirements for barriers separating play areas, windows, exterior classroom walls, and entrances from	The applicant has agreed to install bollards to provide additional separation between the outdoor play area and the Four Milde Creek Road.

	parking areas and active drive aisles.	
Karen and Rich Alt; Patricia Fraser; Cindy Kosavic	Concern about outdoor play, idling, vehicle doors, traffic turnover, operating hours, visual effects, and effects on nearby businesses, residences, and neighbourhood character.	The proposed daycare centre is a required community infrastructure as St. Davids continues to grow. The proposed hours of operation are 7:00 a.m. to 7:00 p.m. The submitted traffic brief identifies no operational concerns associated with vehicular activity, and the outdoor play area will be designed to meet the applicable requirements for a licensed day care facility. Potential noise, idling, and neighbourhood impacts will be managed through the site design and normal operation of the facility.
Karen and Rich Alt; Patricia Fraser	Confirm whether the existing building, plumbing, and water systems are adequate for the proposed day care use. Concern that the proposed use may add strain to water and wastewater infrastructure. Existing pumping-station capacity and recent flooding on Millpond Road and Four Mile Creek Road are cited.	The proposed daycare use is not expected to exceed the servicing capacity of the existing unit, which has been vacant for some time.
All four neighbor submissions	Commenters state that insufficient information has been provided to assess the proposal's scale, operation, and impacts.	The application materials, supporting studies, and responses in this matrix collectively address the proposal's scale, operation, and potential impacts.
Karen and Rich Alt; Raffaele (Ralph) and Tina Stea; Patricia Fraser	Requests include deferral or refusal until the planning process is confirmed and sufficient information is available to assess and address impacts.	The Committee of Adjustment at its meeting on August 20, 2026, decided to defer the application to a future hearing requesting additional analyses and information as posted at the Town's website.