

Highglen Homes Limited, Northeast corner of Finch Avenue and Nature Haven Crescent - CONSOLIDATED COMMENTS RESPONSE MATRIX					
Item	Reviewer	Department/Agency	Comments	Responsible	Response
City of Pickering: City Development Department					
Proposed Zoning Standards					
1	Isabel Lima	City Development Department	The proposed zoning standards are in keeping with the existing built form of the adjacent subdivision to the west. With your second submission, please revise the materials to address the following matters:	DPS	Noted.
2			1. Lots 3, 6, 7 & 8 have lot frontages ranging between 13.9 and 14.4 metres, whereas the proposed minimum lot frontage in the submitted draft zoning by-law is 15.0 metres. Please update the draft plan of subdivision to comply with a minimum lot frontage of 15.0 metres. If this provision cannot be complied with, please provide a rationale as to why a reduced lot frontage is necessary for Lots 3, 6, 7 & 8. Please note, within the City's Zoning By-laws, lot frontage is measured as the horizontal distance between the side lot lines. Where such lot lines are not parallel, the lot frontage is the distance between the side lot lines measured on a line 7.5 metres back from the front lot line and parallel to it	DPS	See updated draft plan. The lot frontages will meet the minimum lot frontage requirement of 15.0m measured on a line 7.5 metres back from the front lot line and parallel to it.
3			2. Please update the site plan to show the distance between the last stair of the front porches and the front lot lines. In addition, please show the distance between the main wall of the dwellings (excluding the attached private garage walls) and the front lot lines.	jardin	See updated site plan.
4			3. Through the implementing zoning by-law, staff will recommend a minimum front yard depth of 6.0 metres between the main wall of the attached private garage and the front lot line. Please ensure compliance with this provision.	jardin;DPS	The distance from private garage and the front lot line have been shown on the site plan. The minimum front yard depth of 6.0m between garage and front lot line have been achieved for all proposed lots.
5			4. Please update the site plan to show the interior garage dimensions. Through the implementing zoning by-law, staff will recommend that each parking space within a private garage have a minimum width of 2.9 metres and a minimum depth of 6.0 metres. Please ensure compliance with this provision.	jardin	See updated Site Plan. The garage width has been increased to 5.8m (2.9m for each parking space).
Tree Compensation					
6	Isabel Lima	City Development Department	During the statutory public meeting, comments were received from an area resident regarding the submitted Arborist Report & Tree Inventory and Preservation Plan, prepared by Beacon Environmental Limited. Specifically, the resident was concerned about the removal of Tree #177 on the plan. The submitted Arborist Report recommends that all 42 trees located within the limits of the subject property be removed in order to accommodate the proposed development.	Beacon	Tree No. 177 is a mature American Elm tree which has a moderate tolerance to construction. Based on the tree's age and tolerance to construction, there is no opportunity to preserve this tree based on the proposed road infrastructure improvements.
7			Staff acknowledge that Tree #177 is located within an area of land that is proposed to be conveyed to the City for the construction of a turning elbow on Nature Haven Crescent.	Beacon	The preservation of Tree No. 177 would require a tree protection zone of 9.6 m which cannot be accommodated while maintaining the proposed road widening.

8			Staff request the applicant explore opportunities to preserve trees on site that are located within the proposed rear yards. For example, Trees #175, #174, #167, #163, #164 and #161 are located within the rear yards and appear to be located outside of the area of construction. Based on the findings of the Arborist Report, Trees #175, #174, #164 and #161 are in good condition and Trees #167 and #163 are in fair to good condition.	Beacon	The proposed grading plan is for the entirety of the lots to be graded, matching existing at the limit of the lot lines.
9			Please note, as a condition of draft plan approval, the applicant will be required to prepare and submit a Landscape Plan, which will provide details regarding replacement tree plantings.	Beacon	Will be prepared as a condition of draft plan
Rouge Park Neighbourhood Study					
10	Isabel Lima	City Development Department	Please note, as a condition of draft plan approval, the applicant will be required to pay their proportionate share of the cost of the Rouge Park Neighbourhood Study prior to the registration of the subdivision agreement.	Owner	Noted.
Outstanding Application Fees					
11	Isabel Lima	City Development Department	The application fee for the Draft Plan of Subdivision application is \$39,130, and \$21,300 for the Zoning By-law Amendment application, totaling \$60,430. It is our understanding that a total of \$56,830 was paid for the applications in June of 2022. With your second submission, please provide a cheque for the outstanding amount of \$3,600.	Owner	Noted.
Public Comments					
12	Isabel Lima	City Development Department	In addition to the comments about Tree #177, the following comments and concerns were received from an area resident at the public meeting:		
13			- Questioned if it is possible to avoid the dewatering process during construction;	Valdor	A construction management has been included as part of the resubmission package.
14			- Concerned about the effects of the dewatering process on the existing neighbourhood, based upon the effects felt when the houses on the south side of Finch Avenue were built;	Valdor	A construction management has been included as part of the resubmission package.
15			- Suffered damage to their home due to soil settling once the water in the soil was removed, including cracks in foundation, basement leaks, windows cracking, and the street cracking;	Valdor	A pre-condition assessment will be prepared prior to servicing
16			- Concerned about noise related to dewatering;	Owner; Valdor	A construction management has been included as part of the resubmission package.
17			- In previous experience, the pumps run 24/7 and caused sleep issues for neighbouring property owners;	Owner; Valdor	A construction management plan will be prepared a the detailed engineering design stage
18			- Would like to see the City's and the Builder's commitment that the dewatering and construction will not inadvertently damage their house as it previously has.	Owner	Noted.
Comments from Planning and Development Committee					
19	Isabel Lima	City Development Department	During the public meeting, the Planning & Development Committee raised the following comments/concerns:		
20			- Does the applicant agree to a condition of draft plan approval to require the submission of pre-condition surveys and post-development site inspections to ensure no damage is done to neighbouring properties as a result of the construction?	Owner; DPS	Acknowledge. The owner is agreeable to a condition of draft plan approval for this request.
21			- As part of the proposed development, is the applicant proposing any pathways/walkways for residents to use to access the land owned by the Toronto and Region Conservation Authority to the north and west?	DPS	No, there are no pathways/walks proposed to access the land owned by the TRCA

22			- Requested the applicant confirm the age of Tree #177.	Beacon	The tree is likely more than 70 years old, based on species and cumulative diameter. This is an educated guess based on published growth factors for the species.
Conclusion					
23	Isabel Lima	City Development Department	With your second submission, please provide a cover letter indicating how each comment/concern outlined above has been addressed. The following materials are required to accompany your next submission:		
24			- Matrix providing a written response to all comments received from the City Development Department, agencies, the Planning & Development Committee and residents (digital);	DPS	Noted.
25			- Revised Site Plan (digital);	jardin	See revised site plan
26			- Revised Draft Zoning By-law (digital);	DPS	No changes required to the proposed draft ZBA. Original ZBA included as part of the resubmission.
27			- Cheque for the outstanding application fees of \$3,600;	Owner	Noted, fees will be provided by the owner once resubmission is made.
28			- Any documents or revisions required by the Region of Durham, Toronto and Region Conservation Authority or Engineering Services.	Valdor	FSR and Functional Plans have been revised
29			The City may, at the time of a recommendation report to Council, require drawings in CAD or GIS format (compatible with either ArcGis Desktop 10.7.1, ArcGis Pro 2.6.1, or AutoCAD Map 3D 2018), and such files need to be georeferenced with a geographic coordinate system of: NAD83 UTM Zone 17N.	DPS; jardin	Noted. see georeferenced CAD drawings
Accessibility Standards					
30	Isabel Lima	City Development Department	All studies, reports, plans or presentations that result from this project must meet the Province's Accessibility for Ontarians with Disabilities Act (AODA) Information and Communications Standards. A letter of verification stating that the documents submitted are in an accessible format and meet the AODA standards will be required. Please see the Accessible Document Checklist for Vendors attached to provide assistance on creating an accessible PDF document.	all consultants	Noted.
31			Please arrange a meeting with City staff to discuss the above-noted comments prior to finalizing your second submission. For further information or clarification, please contact me at 905.420.4660, extension 2053 or at ilima@pickering.ca.		Noted.
Region of Durham					
Conformity to the Regional Official Plan					

32	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	<p>The subject lands are designated as “Living Areas” in the Regional Official Plan (ROP). Lands within the Living Areas must include a mixture of housing types, size and tenure to satisfy the diverse housing needs of the residents of Durham.</p> <p>Petticoat Creek is located approximately 40 metres east of the proposed development. Key natural heritage and/or hydrologic features (KNHFF) associated with Petticoat Creek exists also north of the property.</p> <p>Policy 2.3.43 of the ROP indicates that development proposals in proximity to KNHFF must be supported by an “Environmental Impact Study” (EIS). Beacon Environmental Ltd. has conducted an “EIS,” dated December 2021, to review the potential adverse impacts of the proposed development on the natural systems.</p> <p>Toronto Region Conservation Authority (TRCA) has reviewed the EIS and other supporting information submitted to support of the proposed application. TRCA has identified environmental concerns with the proposed development which are outlined in their comment letter dated December 16, 2022. TRCA’s concerns relate to the natural hazard limits and setback requirements for the site. TRCA has requested that an erosion analysis and other additional supporting work be completed to address TRCA’s comments prior to the approval of the proposed development. TRCA’s concerns are discussed further below on Page 4 of this report.</p> <p>We will confirm the conformity of the proposed application with the Region’s Official Plan once the applicant has addressed the concerns of the TRCA.</p>	Beacon	Please see the revised EIS (April 2024)
Provincial Plans and Policies					
33	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	<p>Provincial Policy Statement</p> <p>The Provincial Policy Statement (PPS) encourages the development of a mix of housing forms to meet current and future housing needs. The PPS supports efficient development patterns that will efficiently use land, infrastructure, and public service facilities. The proposed development supports residential infilling through compact development and efficient use of existing infrastructure.</p> <p>Policy 2.1.8 of the PPS states, “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”</p> <p>TRCA has requested for additional supporting information to be provided to support the proposed development. We will confirm the consistency of the proposed application with the policies of the PPS when TRCA’s concerns have been addressed.</p>	Beacon	Noted.

34			<p>Growth Plan</p> <p>The Growth Plan supports compact developments and a mix of housing options to serve all sizes, incomes, and ages of households. The Growth Plan also supports protecting the Region's natural heritage systems and biodiversity for the long-term. New developments or site alterations must demonstrate that there would be no negative impacts to natural heritage systems or their functions.</p> <p>The proposed infill development supports mix of housing and compact development and generally conforms with the direction of the Growth Plan. However, a final determination on conformity of the proposed development with the Growth Plan will require the applicant to demonstrate the application will not have any adverse impacts to the abutting natural systems.</p>	Beacon; DPS	Please see the revised EIS (April 2024)
Delegated Provincial Plan Review Responsibilities					
35			<p>Noise Feasibility Study</p> <p>The subject lands abut Finch Avenue, a Type 'C' Arterial Road and is located approximately 160 metres south of the Canadian Pacific Railway (CPR) corridor. The proposed development is supported by a "Noise Feasibility Study," prepared by HGC Engineering Ltd., dated February 23, 2021.</p> <p>The report indicated that noise mitigative measures are required for the proposed development to comply with the Ministry of the Environment, Conservation and Parks' (MECP) noise guidelines. The noise mitigative measures required for the proposed development includes: an acoustical barrier, mandatory central air conditioning, provision for future installation of air conditioning, and the CPR and MECPs' noise warning clauses.</p> <p>The recommended noise mitigative measures of the Noise Feasibility Study must be included in City of Pickering's Subdivision Agreement to the satisfaction of the Region of Durham. The noise requirement can be addressed through the Region's future conditions of draft approval for the subdivision application.</p>	Owner;HGC;DPS	Noted
36	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	<p>Phase One Environmental Site Assessment</p> <p>Soil Engineers Ltd. had conducted a "Phase One Environmental Site Assessment," (Phase One ESA) for the proposed development, dated January 20, 2020. The Phase One ESA was completed to identify any potential contaminating activity at the property. The Phase One ESA did not report any environmental concerns at the site.</p> <p>Please note, the Phase One ESA has exceeded the Provincial 18-month timeframe. The Region will only accept current environmental site work less than 18-months. The Region will require a Qualified Person (QP) to provide an "Updated Environmental Letter" indicating that the environmental site condition remains appropriate for residential development.</p> <p>The QP who conducts the Updated Environmental Letter will be required to complete the Region's "Reliance Letter" and "Certificate of Insurance" forms for the ESA(s) (refer to Attachments 1 and 2).</p>	Soil Engineers	See updated ESA dated May 2, 2023 and Reliance Letter as part of the resubmission

37			<p>Archaeology</p> <p>A "Stage 1-2 Archaeological Assessment," (AA) was prepared for the subject lands by ASI, dated June 8, 2020. The AA reported that there were no archaeological resources at the property and no additional archaeological assessment is recommended.</p> <p>The Stage 1-2 AA must be sent to the Ministry of Citizenship and Multiculturalism (MCM) for final approval. The Region will require a clearance letter from the MCM indicating all cultural heritage resource requirements at the site has been met. The Region can make the archaeological clearance requirement as a future condition of approval for the subdivision application.</p>	ASI	See Ministry Letter submitted.
38			<p>Environmental Impact Study</p> <p>The neighbouring lands north of the site contains natural heritage systems associated with Petticoat Creek. Beacon Environmental Ltd. had conducted an "EIS," for the proposed development, dated December 2021.</p> <p>TRCA has reviewed the EIS and other supporting information and identified environmental concerns with the proposed application associated with the hazard limits and setback requirements. The EIS must be updated to identify the staked vegetation dripline for the site.</p> <p>TRCA has asked for additional supporting information including a fluvial geomorphology study, an erosion analysis and a construction sequencing plan to be provided for review and consideration in their comment letter dated December 16, 2022.</p> <p>The Region we will further consider the proposed development when TRCA's concerns have been satisfied.</p>	Beacon	Beacon has prepared a Geomorphic Assessment (2024) and an updated EIS (2024) both are included in the resubmission.
Regional Servicing					
39	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	<p>Municipal Water Supply</p> <p>The proposed development is located within the Zone 2 water pressure district of the water supply system for Pickering.</p> <p>The proposed development must be serviced via the existing 150mm dia. watermain within the Nature Haven Crescent right-of-way (R.O.W.) and the existing 250mm diameter watermain within the Finch Avenue R.O.W.</p> <p>Some units on Nature Haven Crescent may require 25mm water connections to the distance between the houses and the watermain.</p>	Valdor	Noted
40			<p>Sanitary Sewer Servicing</p> <p>The proposed development must be serviced via the existing 200mm dia. sanitary sewer within the Nature Haven Crescent R.O.W. and the existing 200mm dia. sanitary sewer within the Finch Avenue R.O.W.</p>	Valdor	Noted
Waste Management					
41	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	<p>The Region of Durham provides recycling and waste collection service for residential lots of draft plans of subdivision and freehold townhouse blocks in the City of Pickering.</p> <p>On June 3, 2021, Ontario filed O.Reg. 391/21 under the Resource Recovery and Circular Economy Act that will make product producers responsible for the Blue Box program including collection. Once transition occurs, the Region of Durham will no longer be the service provider for the Blue Box program. The transition of responsibility of the Blue Box program to product producers in Durham Region is expected to occur in 2024. Please see O.Reg. 391/21 for full details.</p>		Noted
Durham Region Transit					

42	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	Durham Region Transit indicated that bus stop locations should be protected for at the intersections of Finch Avenue Westbound and Nature Haven Crescent. The protected bus stop zones should follow the Region's standard drawings and bus stop guidelines (refer to Attachment 3).	DPS	Noted
Conclusion					
43	Vannitha Chanthavong	Planner, Regional Planning and Economic Development Department	The proposed infill subdivision development supports housing opportunities and compact development and is complementary with the character of the existing neighbourhood. However, the Toronto Region Conservation Authority has concerns with the proposed development relating to the natural hazard limits, erosion, and development setback requirements for the site. TRCA's concerns must be resolved prior to the Region further reviewing the conformity of the proposed application with the Region's Official Plan.	Beacon; DPS	Noted
44			The Toronto Region Conservation Authority has outlined the environmental issues associated with the proposed development in their comment letter dated December 16, 2022. The Region's comments for the proposed development are preliminary at this time until the TRCA's concerns have been satisfied.		
			Please contact Ms. Vannitha Chanthavong at (905) 668-4113, ext. 2543, should you have any questions regarding our comments.		Noted
Toronto and Region Conservation Authority					
TRCA General Comments					
45	Stephanie Dore	Development Planning and Permits	1. Feature and hazard limits to be identified and refined to reflect staking limits and requested studies (ex. fluvial geomorphology study) and the applicable TRCA setbacks.	Beacon	Natural feature limits and hazards and associated setbacks are shown on Figure 3 of the EIS. The proposed development is outside of all features, hazards and associated setbacks.
46			2. Confirmation of safe access	Beacon; Valdor	The subject site has safe access to Finch Avenue and Nature Haven Crescent as indicated in the FSR.
47			3. Erosion threshold analysis required to inform on-site retention requirements	Beacon; Valdor	Based on the relatively small size of the site on-site retention is based on the standard 5mm rainfall retention as indicated in the FSR.
Conclusions					
48	Stephanie Dore	Development Planning and Permits	TRCA staff are recommending deferral of application Nos. SP-2022-01 and A 03/22 until such time that the comments below have been addressed. The next submission should be accompanied by a cover letter which identifies the requested revisions.	Beacon	This response matrix serves to identify the revisions made to address comments.
Development Planning Comments					
49			1. TRCA staff generally agree with the top of bank as identified within the EIS, prepared by Beacon Environmental and dated December 2021. The top of bank limit should be identified at an elevation of 140 masl (meters above sea level) and should be updated on all relevant drawings: Site Plan, Grading Plan, Servicing Plan, ESC Plan, etc., including the required TRCA 10-meter buffer.	Beacon	The top of bank is depicted at an elevation of 140 masl on Figures 2 & 3 of the revised EIS (2024) and a 10 m buffer has been provided.

50	Stephanie Dore	Development Planning and Permits	2. TRCA staff previously staked a dripline of vegetation for the subject site in July, 2020 in consultation with Beacon Environmental. This limit was also discussed with Beacon via their November 2020 Staking Memo. Although the staked dripline contains vegetation which is primarily located on the TRCA owned lands to the east, the limit still needs to be reflected within the EIS with the appropriate setbacks to receive a full picture of all features/hazards applicable to this application. Please update the EIS and Survey to reflect this limit as part of the next submission, along with the relevant drawings: Site Plan, Grading Plan, Servicing Plan, ESC Plan, etc.	Beacon	See Figures 2 & 3 of revised EIS (2024)
51			3. The TRCA actively works with our municipal partners to ensure the long-term protection and enhancement of our valley and ravine features across the jurisdiction. Within the TRCA Living City Policies, the policy reads: Section 7.3.2 It is the policy of TRCA: a) That as a recommended condition of planning approvals, TRCA may request that all lands that are identified as part of the Natural System, be conveyed into public ownership. b) To proceed with acquisition of Natural System lands through the planning process in partnership with the landowner(s), his/her agent(s), and the municipality. c) To advocate that fee simple public ownership, free encumbrances, provides the best protection of the Natural System, for the long term, and is therefore the most preferred form of ownership.	DPS	Acknowledged. According to updated EIS, the limits of features (top of bank, woodland, floodplain) are located adjacent to the subject property on the east/northeast limits, and not within the subject property.
52			TRCA staff will continue to work with the applicant to refine the applicable natural feature and natural hazard limits for the subject site. Once all limits have been identified and confirmed by TRCA, we will then request that the owner convey the feature or hazard plus buffer into public ownership for long term preservation. These limits should be identified as "lands to be conveyed into public ownership" on a Site Plan at the time that these limits are agreed to in principle. Further discussion between the City, TRCA and the applicant should take place regarding the conveyance of the open space block.	DPS	Acknowledged. According to updated EIS, the limits of features (top of bank, woodland, floodplain) are located adjacent to the subject property on the east/northeast limits, and not within the subject property. Therefore no conveyance of open space block is required.
Water Resources Comments					
53			4. It appears that the Regional storm floodplain depths overtop Finch Ave and Woodview Ave surrounding the subject site. Please demonstrate that safe access has been provided to the subject development. Should you need to receive the applicable floodplain modelling to complete this request, kindly contact Stephanie Dore at stephanie.dore@trca.ca to assist in this coordination.	Valdor	Noted.
54			5. Please provide a fluvial geomorphology study to delineate the meander belt width and/or 100-year erosion hazard limit and ensure that all proposed development is located outside of it and its applicable buffer.	Beacon	A Geomorph Assessment has been prepared by Beacon (2024) and is included in this resubmission
55			6. As the subject site is greenfield development that drains to the watercourse, and the area will be mostly impervious under existing conditions, please provide an erosion threshold analysis study to inform the on-site retention requirements. In lieu of a erosion threshold analysis, please provide 25mm on site retention via dispersed through out the site with maximum 72 hour drawdown time.	Beacon; Valdor	Based on the relatively small size of the site on-site retention is based on the standard 5mm rainfall retention as indicated in the FSR.
56			7. Please note the TRCA quantity control in the area is to control the post-development peak flows to the pre-development levels for all storms up to an including the 100-year storm. However, as the subject development will outlet to existing municipal infrastructure, TRCA defers the review of the quantity control and peak flow comparison to the City of Pickering.	Valdor	Noted, TRCA defers review to City

57	Stephanie Dore	Development Planning and Permits	<p>8. The FSR states that water quality will be provided through the use of an existing OGS. Please note that TRCA has taken a position parallel to the City of Toronto where by OGS units, regardless of manufacturer, as a stand alone measure can achieve up to a 50% TSS removal. As TRCA requires 80% TSS removal, additional measures should be considered. For example, at source quality control measures such as permeable pavers could be implemented in the driveways before flows enter the existing storm sewer. Please investigate all potential options further, with the understanding that LID measures required as part of the 5mm on-site retention are considered as quality treatment and would constitute a treatment train.</p> <p>Additionally, please provide sizing calculations demonstrating that the existing OGS has capacity to provide the designed TSS removal rate for the subject development.</p>	Valdor	LID measures in the form of soak-away pits have been added to the design.
58			<p>9. Infiltration has been proposed in a small portion of the site with soakaway pits in rear yards. However, the majority of the site will not be directed to an infiltration system prior to discharging offsite. The proposed infiltration locations will only provide treatment for a small drainage area. Per the TRCA SWM Criteria (2012), 5 mm of runoff from all site area must be retained on site. As such, please explore additional LID measures to retain the 5 mm on site (i.e. sending front roof leaders to the soakaway pits, permeable pavers in driveways, etc.).</p>	Valdor	LID measures in the form of soak-away pits have been added to the design The soak-away pits will capture the roof areas..
59			<p>10. It was noted in the Hydrogeological Assessment (Soil Engineers, February 2021) that there are areas of the site where the groundwater level is less than 3 m from the existing ground surface. If the bottom of the infiltration facilities range from 1.8 – 2.7 m deep according to the details included in the FSR, then the minimum separation to the groundwater may not be met. Additionally, it appears as if the seasonally high groundwater has not been measured on site. Please demonstrate how the minimum separation from the bottom of the LID facilities to the seasonally high groundwater has been met. Please include the seasonally high groundwater level on the infiltration facility cross sections.</p>	Valdor/Soil Engineers	The groundwater elevations are indicated on the Functional Servicing & Grading Plans together with the elevation of the base of the proposed infiltration facilities to demonstrate 1.0m separation.
60			<p>11. Per the borehole logs included in the Hydrogeological Assessment (Soil Engineers, ebruary 2021), silty sand till is found in every borehole on the site. As the permeability estimated for the soil type was 10-6 cm/s, please provide justification for using a higher infiltration rate in some LID calculations or revise the drawdown calculations in the FSR to use the lower infiltration rate.</p>	Soil Engineers; Valdor	The calculations for the soak-away pits are included in the FSR.
Ecology Comments					
61			<p>12. In the absence of completed breeding bird surveys please complete a screening assessment of any Significant Wildlife Habitat present within the cultural meadow.</p>	Beacon	A SWH Assessment has been included in the revised EIS (Beacon 2024)
62			<p>13. It is unclear how the pre- to post-drainage towards Petticoat Creek with be maintained, please provide further information on on-site opportunities to maintain the existing water budget such as rear yard runoff and clean roof runoff.</p>	Valdor	LID measures in the form of soak-away pits are propsoed as indicated on teh Functional Servicing Plan.
63			<p>14. Please conduct a screening consultation with MECP regarding any endangered species that may be.</p>	Beacon	A Species at Risk screening has been completed as have habitat assessment and species specific surveys. This analysis is included in the revised EIS (2024). Given the absence of species or suitable habitat present, no additional consult with MECP is required.

64	Stephanie Dore	Development Planning and Permits	15. Please confirm that fencing (chain-linked) will be installed at the lot limits.	jardin; owner	Cahin link fence has been provided, see updated site plan.
65			16. Please ensure that the development is in conformity with regional or City Tree Protection bylaws.	Beacon	The proposed development is in conformity with the regional and city tree protection by-laws as Section 2 of the City's By-Law (By-law 8073/24) and Section 4 of the Region's By-Law (By-Law 30-2020) include an exemption for any tree removal, injury or destruction approved as a site plan, plan of subdivision or consent under the Planning Act. An Arborist Report has been prepared and an addendum issued to address the requirements of the City' Tree Protection Bylaws.
66			17. Please provide a construction sequencing plan, and a grading plan, at the detailed design stage.	Valdor	To be prepared at detailed engineering design stage.
67			18. At the detailed design stage, an Erosion and Sediment Control (ESC) Plan is required detailing the location and typical drawings of ESC's implemented on site, as well as the phasing/staging of ESC measures required before, during, and post construction. Please refer to TRCA's Erosion & Sediment Control Guideline for Urban Construction (2020) and include all applicable TRCA standard notes on the drawings.	Valdor	To be prepared at detailed engineering design stage.
68			19. Prior to site disturbance and tree removals, the contractor/proponent should ensure that the works are in conformance with the Migratory Birds Convention Act. Please note that the general breeding bird timing window for this area is April 1st to August 31st, however, breeding activities might initiate prior to and continue past this period.	Owner	Noted
Hydrogeology Comments					
69	Stephanie Dore	Development Planning and Permits	20. LIDs - If infiltration focused LIDs are proposed, TRCA requires: a. (1) an insitu test at the site of the proposed LID and b. (2) 1.0 m of separation from the seasonally high groundwater level and the base of the LID. In addition, TRCA recommends a plan view map illustrating the seasonally highwater table in relation to the proposed LIDs be prepared.	Valdor/Soil Engineers	LIDs in the form of soak-away pits are indicated on the Functional Servicing Plan together with the separation distance from the groundwater level. Sizing calculations are included in the FSR.
70			21. For any servicing, please utilize anti-seepage collars and trench plugs where open cut excavation occurs below the groundwater table.	Valdor	Trench plugs will be specified on the proposed sewer, if required, at the detailed subdivision engineering design stage.
City of Pickering, Engineering Services					
Development Services					
General Comments					
71			1. The Owner shall satisfy all requirements, financial and otherwise, of the City of Pickering. This shall include, among other matters, the execution of a subdivision agreement between the owner and the City of Pickering concerning the provision and installation of services, grading, drainage and other local services and including the following:		Noted

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Richard Holborn

Director, Engineering Services

a) that the Owner satisfy the Director, Engineering Services respecting a stormwater drainage and management system to service all the lands in the subdivision, and any provisions regarding easements;	Valdor	To be addressed at detailed engineering design stage.
b) that the Owner satisfy the Director, Engineering Services for contributions for stormwater management maintenance fees;	Valdor	To be addressed at detailed engineering design stage.
c) that the Owner satisfy the Director, Engineering Services respecting submission and approval of a grading control plan;	Valdor	To be addressed at detailed engineering design stage.
d) that the Owner satisfy the Director, Engineering Services respecting the submission and approval of a geotechnical soils analysis;	Soil Engineers	Geotechnical report Ref. 1911-S057 dated February 2020 was prepared for the project.
e) that the Owner satisfy the Director, Engineering Services respecting the authorization from abutting land owners for all offsite grading;	Valdor	To be addressed at detailed engineering design stage.
f) that the Owner satisfy the Director, Engineering Services respecting the construction of storm sewers, sidewalks and boulevard designs;	Valdor	To be addressed at detailed engineering design stage.
g) that the Owner satisfy the City respecting arrangements for the provision of all services required by the City;	Valdor	To be addressed at detailed engineering design stage.
h) that the Owner satisfy the appropriate authorities respecting arrangements for the provision of underground wiring, street lighting, cable television, natural gas and other similar services;	Valdor	To be addressed at detailed engineering design stage.
i) that the cost of any relocation, extension, alteration or extraordinary maintenance of existing services necessitated by this development shall be the responsibility of the Subdivider;	Valdor	To be addressed at detailed engineering design stage.
j) that the Owner convey to the City at no costs: i. any easements as required and; ii. any reserves as required by the City.	Owner; Surveyor	Noted
k) that the Owner convey any easement to any utility to facilitate the installation of their services in a location(s) to the satisfaction of the City and the utility;		Noted
l) that the Owner arrange at no costs to the City any easements required on third party lands for servicing and such easements shall be in a location as determined by the City and/or the Region and are to be granted upon request at any time after draft approval;		Noted
m) that the Owner make arrangements with the City respecting a Construction Management Plan, such Plan to contain, among other things: 1) details of erosion and sedimentation controls during all phases of construction and provide maintenance requirements to maintain these controls; 2) addressing the parking of vehicles and the storage of construction and building materials during servicing and building construction, and ensuring that such locations will not impede the flow of traffic or emergency vehicles on either existing streets or the proposed public street; 3) confirmation that the City's Noise By-law will be adhered to and that all contractors, trades and suppliers are advised of this By-law; 4) the provision of mud and dust control on all roads within and adjacent to the site; 5) type and timing of construction fencing; 6) location of construction trailers; 7) details of the temporary construction access;	59 project management inc.	To be addressed at detailed engineering design stage.
n) that the Owner satisfy the City with respect to the provision of temporary fencing around the entire perimeter of the subject lands during construction, prior to the commencement of any works;		Noted
o) that the Owner submit a boulevard street tree planting plan to the satisfaction of the City;	Beacon	

87			p) that the Owner ensure that the engineering plans are coordinated with the streetscape/architectural control guidelines and further that the engineering plans coordinate the driveway, street hardware, and street trees to ensure that conflicts do not exist, asphalt is minimized, and all objectives of the streetscape/architectural control guidelines can be achieved;	Valdor; jardin	To be addressed at detailed engineering design stage.
88			q) that the Owner satisfy the City respecting the submission of appropriate engineering drawings that detail, among other things, City services, roads, storm sewers, sidewalks, site grading, streetlights, fencing and tree planting, and financially secure such works.	Valdor	To be addressed at detailed engineering design stage.
89			2. Fencing will be required for lots and blocks that are; a) adjacent to or backing onto Open Space Lands; b) as per Noise Attenuation Report;	jardin; owner	Noted, see updated site plan.
90			3. The City of Pickering's Fill & Topsoil By-law prohibits soil disturbance, removal or importation of material to the site unless a permit has been issued. No on-site works prior to Draft Plan Approval is permitted. A Fill and Topsoil Permit will be required should grading works proceed prior to a Subdivision Agreement.	Valdor	To be addressed at detailed engineering design stage.
91			4. That the Owner, through the approval of the Utility Coordination Plan for the location, is to enter into an agreement with Canada Post Corporation for the provision of community mailboxes, including technical specifications and financial terms.	Valdor; jardin	To be addressed at detailed engineering design stage.
92			5. That the Owner satisfy the City of Pickering with regards to the Development Services Engineering Review Fee, Grading Review Fee and Development Services Inspection Fees.	Owner	Noted
93			6. As per the Development Services User Fee Schedule, provide payment in the amount of \$4,000.00 for the review of the Functional Servicing Report (FSR).	Owner	Noted, review fee will be provided once the resubmission is made.
94			7. As-built information for the adjacent development to the west is unavailable. The applicant will be required to verify all existing inverts prior to detailed design.	Valdor; jardin	To be addressed at detailed engineering design stage.
95			8. The applicant will be required to urbanize the section of Finch Avenue fronting the site, including widening the pavement to match the width to the west. Widening is to end opposite the existing on the south side. A sidewalk will be required across the Finch Avenue frontage terminating at the west property line of 220 Finch Avenue. The City will cost share for this portion of the works. A separate cost estimate for these external works will be required at detailed design.	Owner; jardin	Noted
96			9. The existing sidewalk on the north side of Nature Haven Crescent will be required to be extended down to Finch Avenue. This will be the developer's cost.	Owner	There is an existing side walk located on the west side of Nature Haven connected to the existing side walk on the north side of Nature Haven providing access to Finch Avenue.
97			10. Pre-condition surveys of 182 Nature Haven Crescent and 220 Finch Avenue will be required prior to executing the Subdivision Agreement. This will be a condition of approval.	Surveyor	Noted
98			11. The 0.3m reserve (Block 45, Plan 40M-2343), will be required to be lifted as a condition of approval.	Surveyor; Owner; DPS	Noted.
99			12. A 0.3m reserve will be required along the flankage of Lot 3.	Surveyor; DPS; jardin	Noted.
100			13. The site is located within the Toronto Region Conservation Authority (TRCA) screening area. A copy of TRCA approval will be required for our records prior to approval.		Noted
101			14. Note that further detailed comments shall be deferred to the detailed design stage.		Noted
Draft Plan of Subdivision					
102	Richard Holborn	Director, Engineering Services	15. Update the Draft Plan number to SP-2022-01.	DPS	See updated draft plan
103			16. Label the centerline of road.	DPS	See updated draft plan
Context Site Plan					
104			17. Provide a north arrow.	jardin	See updated site plan
105			18. The plan is to indicate all sidewalks on municipal roads.	jardin	See updated site plan

106	Richard Holborn	Director, Engineering Services	19. Provide the location for snow storage on the plan.	jardin	See updated site plan
107			20. The plan indicates proposed culverts for the driveways of Lot 1 and Lot 2. The Finch Avenue boulevard and roadway will be urbanized with this development and culverts will not be required. Remove the culverts from the plan.	jardin	See updated site plan
Preliminary Grading Plan					
108	Richard Holborn	Director, Engineering Services	21. Provide lot numbers on the plan.	Valdor	Lot numbers are indicated on the Functional Grading Plan.
109			22. Provide labels for maintenance holes and catch basins on the plan.	Valdor	MH and CB labels have been indicated on the Functional Plans.
110			23. Provide existing contour lines at 0.5m intervals.	Valdor; Surveyor	Existing contour lines are indicated on the Functional Plans.
111			24. Clearly show and label all LID measures.	Valdor	The Soak-away pits are indicated on the Functional Servicing Plan..
112			25. Clearly identify locations of all curbs, including radii labels and provide reference to a standard.	Valdor	The curb radii have been labelled.
113			26. The location of the curb outlet at the east limit of the development will be in conflict with the proposed driveway for Lot 1 and the existing driveway at 220 Finch Avenue. Revise the plan as required.	Valdor	The driveway on Lot 1 has been moved.
114			27. Lots 1, 5, 6, and 7 are split draining lots, with the rear yards proposed to drain to the adjacent property. All drainage is to be contained on the site. Alternatively, provide written confirmation from the TRCA that they are willing to accept this drainage.	Valdor	An RLCB has been added.
115			28. Provide a minimum 1.0% grade around the gutter, as per City of Pickering design guidelines.	Valdor	The gutter slope has been revised.
116			29. Indicate overland flow routes on the plan.	Valdor	The overland flow route is indicated on the Functional Grading Plan.
117			30. Provide the topographical survey information on the plan.	Valdor	The topo survey information is indicated on the Functional Grading Plan.
Preliminary Servicing Plan					
118	Richard Holborn	Director, Engineering Services	31. Provide lot numbers on the plan.	Valdor	Lot numbers are indicated on the Functional Servicing Plan.
119			32. Bends should be avoided for all service connections.	Valdor	To be addressed at detailed engineering design stage.
120			33. Review for alternative locations for the service connections for Lot 7 with the detailed design so they do not connect directly to the maintenance holes.	Valdor	To be addressed at detailed engineering design stage.
121			34. Additional catchbasins may be required on Finch Avenue fronting Lots1-3, when it is urbanized.	Valdor	To be addressed at detailed engineering design stage.
Functional Servicing and Stormwater Management Report					
122	Richard Holborn	Director, Engineering Services	35. Confirm that the Region of Durham is satisfied with proposed sanitary and water services.	Valdor	The Region did not have any comments related to the service connections. We expect that they will complete a review at the detailed engineering design stage.

123	Richard Holborn	Director, Engineering Services	36. Update Section 6.2 of the report regarding pedestrian access. As per comments 7 and 8 above, new sidewalks will be required on Nature Haven Crescent and Finch Avenue.	Valdor	The report has been revised to indicate the proposed sidewalk on Finch Avenue. Nature Haven Crescent already has a sidewalk.
124			37. Additional comments may be provided once the report has been revised as per Water Resources comments below.	Valdor	Noted.
Construction Management Plan					
125	Richard Holborn	Director, Engineering Services	38. Section 3 states that it may be required to occupy adjacent areas temporarily. Any access on adjacent properties will require written permission from the adjacent property owner prior to access. Include this in the section.	59 project management inc.	To be addressed at detailed engineering design stage.
126			39. Review the by-laws listed in Section 4.1 and ensure they are named according to the City of Pickering by-laws.	59 project management inc.	To be addressed at detailed engineering design stage.
127			40. Silt sacks will be required in all catch basins. Update section 4.6 as required.	59 project management inc.	To be addressed at detailed engineering design stage.
Geotechnical Investigation Report					
128	Richard Holborn	Director, Engineering Services	41. Ensure all recommendations are incorporated into the site design.		Noted
Hydrogeological Assessment					
129	Richard Holborn	Director, Engineering Services	42. We have no comments on the Hydrogeological Assessment.		Noted
Environmental Impact Study					
130	Richard Holborn	Director, Engineering Services	43. We have no comments on the Environmental Impact Study.		Noted
Noise Feasibility Study					
131	Richard Holborn	Director, Engineering Services	44. We have no comments on the Noise Feasibility Study.		Noted
Phase One Environmental Site Assessment					
132	Richard Holborn	Director, Engineering Services	45. We have no comments on the Phase One Environmental Site Assessment.		Noted
Traffic Opinion Letter					
133	Richard Holborn	Director, Engineering Services	46. We have no comments on the Traffic Opinion Letter.		Noted
Water Resources Comments					
134	Richard Holborn	Director, Engineering Services	1. The proponent has not sufficiently addressed the Water Resources criteria documented in the Pre-Consultation Meeting minutes, dated December 14, 2017, and therefore objects to the Draft Plan of Subdivision and Zoning-By-law Amendment applications. The proponent shall contact Water Resources to discuss the criteria in detail.	Valdor	Stormwater detention measures have been incorporated into the design as indicated on the Functional Servicing Plan.
Capital Projects Comments					
General Comments					
135	Richard Holborn	Director, Engineering Services	1. Provide restoration details for the sewer service connection and water service connection to Nature Haven Crescent. The curb is to be replaced as per OPSD 600.070. All boulevard restoration is to include a minimum of 300mm topsoil and sod. Asphalt restoration is to be as per Standard P-720 and from the centre line of the road, and is to be replaced in kind.	Valdor	To be addressed at detailed engineering design stage.
Traffic Comments					
Site Plan					
136	Richard Holborn	Director, Engineering Services	2. Provide autoturn maneuvering diagrams for the cars and the delivery vehicles (i.e. fire truck, snow plow vehicles) at the entrance.	jardin; CGE	provided in the traffic letter update
137			3. As per the City of Pickering Guidelines, a sight triangle is required.	jardin	
Traffic Report					
138	Richard Holborn	Director, Engineering Services	4. Page 1 of the report says that Finch Avenue is a collector road. As per the City of Pickering Official Plan Edition 8, Finch Avenue is an Arterial C road west of Altona Road and Arterial Road B east of Altona Road. Revise the report accordingly.	CGE	See updated traffic letter
139			5. On the bottom of Page 1 the line saying "The subject site location is illustrated in Error! Not a valid bookmark self-reference". Please confirm and revise as required.	CGE	See updated traffic letter
140			6. Section 2 - Based on the ITE manual, show how much traffic the proposed site will generate. Add a separate table in the study.	CGE	See updated traffic letter
Landscape & Parks Development Comments					

141	Richard Holborn	Director, Engineering Services	1. The Arborist Report indicates that based on the City's Tree Compensation Policy and number of trees proposed for removal, 122 trees are required for compensation. Compensation can be made in the form of on-site or off-site planting programs or cash-in lieu. The plan does indicate preservation of tree numbers 104-110 and 118-125, which are located in on the Finch Avenue Boulevard. Assuming that this section of boulevard will be urbanized (removal of ditch and installation of sidewalk), these trees will also need to be removed and compensated for.	Beacon	Any additional tree impacts to trees within the municipal right-of-way will be determined through detailed design.
142			2. A boulevard tree planting plan is required for both Nature Haven Crescent and on Finch Avenue if it is being urbanized. Boulevard trees do not form part of the tree compensation.		Noted. Will be determined at detailed design stage.
City of Pickering, Sustainability					
58	Lalita Paray	Senior Planner - Sustainability	Staff encourage all proponents to consider incorporating green/sustainability features into development proposals to align with the City's community sustainability goals and objectives. The following are our comments in response to the information contained in the Sustainability Development Checklist prepared by Design Plan Services Inc., dated January 2022.		
59			1. The applicant has indicated the proposal would achieve a total of 27 points, which exceeds the minimum level 1 (19 points) required. However, when points identified in Schedule N are added (19 plus 6 points), the total points are 25 and not 27. Staff are pleased to see that the proposal exceeds level 1; however, as part of the second submission, an updated Sustainability Development Checklist and cover letter are required.	DPS	See updated sustainability checklist, total point achieved has been revised to 24 (19 plus 5 points).
60			2. Staff request clarification or confirmation regarding the points claimed for extensive consultation for the proposed applications. Three points are claimed for extensive consultation on sustainability elements (Item 1.1). To date, staff have not had any in-depth discussions regarding sustainability elements for the proposed development but would be happy to meet to discuss if the applicant so desires	DPS	See updated sustainability checklist, points have been removed from item 1.1
61			3. Staff recommend the applicant consider the inclusion/integration of the following measures:		
62			- Provide enhanced Integrated Environmental Systems Protection, and where feasible, exceed TRCA regulatory requirements, biodiversity protection and natural heritage protection requirements (Items 2.13 to 2.16).	Beacon/Valdor	The report and plans indicate LIDs in the form of soak-away pits.
63			- Maximize site design permeability by providing enhanced low-impact development measures (such as permeable paving or bioswales to improve drainage). Where feasible, the proposed development should consider permeable pavers to help maintain water balance targets (Item 2.18).	Valdor	LID measures are proposed in the form of infiltration facilities.
65			- Due to the proximity to the natural area, provide additional landscaping, native and drought tolerant trees and shrubs (at least 50 percent native species and planting for the landscape area) (Item 2.21).		Noted. Will be determined at detailed design stage.
66			- Provide a brief explanation of net environmental gain through the restoration, where feasible (Item 2.23).		Noted. Will be determined at detailed design stage.
67			- In the applicant's resident information package to new residents, provide information regarding pesticides and fertilizer use adjacent to the natural area (Item 2.24).	Owner	Acknowledged.
68			- Consider rough-ins for electric vehicle (EV) charging for units as the proportion of EVs is expected to increase significantly, and the cost of retrofitting is far greater than it is to provide rough-in capacity (Item 6.4).	jardin	Acknowledged. EV charging will be considered at detailed design stage
69			- Support alternative transportation by providing bicycle storage spaces for residents, such as an optional bicycle storage space/storage area within the proposed interior garage area (Item 6.4).	jardin	Acknowledged. will be considered at detailed design stage.
70			- Consider orienting buildings and windows to maximize the use of natural sunlight.	jardin	Acknowledged. will be considered at detailed design stage.
71			- Due to the proximity of the natural area, consider exterior lighting to be Dark Sky Compliant (consideration to light pollution effects on wildlife and ecosystems) with the exemption of street lighting, which is governed by the City's Street Lighting Requirements. Additional information can be found on the Dark Sky website.	jardin	Acknowledged. will be considered at detailed design stage.

72			- Where feasible, provide green upgrades to purchasers/new homeowners. - Use non-toxic and recycled content building products.	Owner	Acknowledged.
73				jardin	Acknowledged. will be considered at detailed design stage.
74			4. There are many incentives, programs and technological examples that the applicant may find beneficial to investigate such as: - Enbridge's Savings by Design program: www.savingsbydesign.ca - Passive House: https://www.passivehousecanada.com/aboutpassive-house-canada/ - Residential grey water recycling systems - Energy Star: https://www.energystar.gov/	Owner	Acknowledged.
CP Proximity Ontario					
75			Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):		Noted
76		CP Proximity Ontario	"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the foregoing right of way and/or yard."	Owner	Noted
77			Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.		Noted
Elexicon Energy Inc.					
88			Further to the referenced File # SP-2022-01 Elexicon Energy Inc. has no objection to the proposed Site Plan Application to permit a residential development consisting of eight lots for detached dwellings on subject land.		Noted
89			The applicant or its authorized representative shall consult with Elexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details. These requirements are separate from and in addition to those of the ESA. Elexicon Energy Inc. will confirm the characteristics of the available electrical supply and will designate the location of the supply point to the applicant. Elexicon Energy Inc. will also identify the costs that the applicant will be responsible for.	Owner; jardin; Valdor	Noted
90	Hocine Boudhar	Planning and Standards	The applicant or its authorized representative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Elexicon Energy Inc. with sufficient lead-time in order to ensure:	Owner	Noted
91			a) The timely provision of supply to new and upgraded premises; and/or	Owner	Noted
92			b) The availability of adequate capacity for additional loads to be connected in the existing premises	Owner	Noted
93			Please ensure that Elexicon's approved standards and clearances are followed, for all structures, equipment, and people. For all future applications and related correspondences kindly forward digital copies to: DevelopmentApplications@elexiconenergy.com		Noted
Enbridge					

94	Oliver Prcic	Community Planner - B&A Planning Group	Description of Application As demonstrated in Attachment 01 Approximate Location of Pipeline Infrastructure the proposed Land Use Amendment & Subdivision plan area is south of the Enbridge pipeline less than 220 meters which places part of the site within the pipeline assessment area. Three of the eight proposed lots would fall partially within the assessment area. The pipeline travels past north of the site and never crosses the proposed subdivision.		Noted
Assessment and Requirements					
95	Oliver Prcic	Community Planner - B&A Planning Group	Based on a review of the information provided, the proposed Land Use Amendment & Subdivision does not have a density that would cause class implications to the nearby pipeline. In addition, the application, is not proposing any new crossings or ground disturbance within the prescribed area. Therefore, Enbridge has expressed no objections to this project as proposed.		Noted
96			Although Enbridge has expressed no objections to the proposed Land Use Amendment & 8-lot Subdivision at this time, the pipeline is located approximately 200m north of the subject site, and further development in this area could have impacts on the pipeline. Therefore, all the requirements detailed within Attachment 02 Enbridge Development Requirements must be adhered to for all future development.		Noted
Requirements					
97	Oliver Prcic	Community Planner - B&A Planning Group	1) Obtain a Locate Request: To identify the precise alignment of the pipeline on the subject lands, a Locate Request must be made prior to any ground disturbance taking place.		Noted, will be requested during detailed design
98			2) No development is permitted within the Enbridge right-of-way without Enbridge's written consent and without the presence of an Enbridge representative on site.		Noted
99			3) Written Consent from Enbridge is required for ground disturbance within 30m perpendicularly on each side from the centreline of the pipeline known as the "Prescribed Area". For more information about when written consent is required and how to submit an application, please see Attachment 03 Enbridge Pipeline Crossing Guidelines.		Noted, will be provided during detailed design
100			4) Written Consent from Enbridge is required for all above and below ground crossings of the pipeline. For more information about when written consent is required and how to submit an application, please see Attachment 03 Enbridge Pipeline Crossing Guidelines.		Noted
101			The written authorization request must include:		
102			a. Drawings with cross sections of the proposed roads and verification of the depth of cover from both sides of the road.		Noted
			b. Drawings should include any new utilities that will cross the right-of-way.		Noted
103			5) Road Crossings: Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.		Noted
104			6) Subdivision lot lines should not divide the pipeline right-of-way. Wherever possible, subdivision boundaries should follow the right-of-way. If this is not possible specific language must be included in the offers of sale or lease. Please see Attachment 02 for details.		Noted, the subdivision will follow the ROW.
105			7) Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.		Noted.
106			8) Landscaping shall not take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines. Please see Attachment 02 for details.		Noted.
107	9) Pathways shall not be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements. Please see Attachment 02 for details.		Noted.		

108			10) Fencing should be installed along the identified open space easement. Please see Attachment 02 for details.		Noted.
109			11) Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.		Noted.
110			12) Notifications of additional development for Class monitoring: As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in Attachment 01 Approximate Location of Pipeline Infrastructure.		Noted.
111			The above requirements are those identified as relevant based on the application materials provided. Additional detail on these requirements and other general development requirements are included in Attachment 02 Enbridge Development Requirements. For additional resources on safe development in proximity of Enbridge's pipeline network please visit https://www.enbridge.com/projects-and-infrastructure/public-awareness/brochures and https://www.enbridge.com/projects-and-infrastructure/public-awareness/land-use-planning-anddevelopment .		Noted.
112			Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge's pipelines and facilities. Application referrals, project notifications and any questions regarding land use planning and development around pipelines should be sent to notifications@Enbridge.com .		Noted.
Trans-Northern Pipelines Inc.					
113	Renée Flowerday	Property and Right of Way Administrator	We can confirm that TNPI has NO infrastructure in the mentioned area.		Noted
Durham Regional Police					
114	Stephen Orr	Radio Systems - Communications	In response to the comments request for the property detailed in the PDF sent below (attached), attached is the microwave obstruction scan for this location and I can say that any construction in the outlined area will fortunately pose no immediate obstruction issue from the Region's NextGen radio system and associated microwave links.		Noted
115			In additions to the microwave path obstruction note above INTERNAL in-building radio coverage for First Responders MAY be an issues in the future with larger buildings being constructed in the outlined area.		Noted
116			Larger and newly constructed buildings will have to be tested for in-building coverage once the buildings are completed.		Noted
Canada Post					
117	Nikki Talusan	Delivery Services Officer	Canada Post has no comments at this time regarding this application. Delivery to the 8 single detached dwellings will be through an existing community mailbox nearby.		Noted
Hydro One					
118	Kitty Luk	Hydro One Networks Inc. - Land Use Planning	We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.		Noted
119			For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier. To confirm if Hydro One is your local distributor please follow the following link: Stormcentre (hydroone.com) Please select "Search" and locate address in question by entering the address or by zooming in and out of the map. If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.		Noted

Metrolinx					
120	Ryan Courville	Capital Projects Group - Project Manager Third Party Review (Lakeshore East and Stouffville GO)	This is to advise that Metrolinx/GO does not own or operate any rail services in proximity to this location. Canadian Pacific operates freight services on the rail line to the north of this proposed development.		Noted
Enbridge					
121	Jasleen Kaur	Municipal Planning Coordinator - Engineering	Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.		Noted
122			This response does not constitute a pipe locate, clearance for construction or availability of gas.		Noted
123			The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing AreaPlanning40@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	Valdor	Noted
124			If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Valdor	Noted
125			In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	Owner	Noted
Enbridge					
126		Damage Prevention Program - Enbridge Liquids Pipeline (L) Damage Prevention	We request that this response package is provided in full to the landowner / applicant as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.		Noted
Assessments and Requirements					
127		Damage Prevention Program - Enbridge Liquids Pipeline (L) Damage Prevention	Based on a review of the project materials provided, the proposed development is not proposing any new crossings or ground disturbance within the prescribed area. Therefore, Enbridge has expressed no objections to this project as proposed.		Noted
128			Although Enbridge has expressed no objections to the proposed development at this time, the pipeline is located within 200 meters of Enbridge infrastructure and therefore, all the requirements detailed below and within Attachment 02 Enbridge Development Requirements must be adhered to for all future development.		Noted
Requirements					
129		Damage Prevention Program - Enbridge Liquids Pipeline (L) Damage Prevention	1) Obtain a Locate Request: To identify the precise alignment of the pipeline on the subject lands, a Locate Request must be made prior to any ground disturbance taking place.		Noted.
130			2) No development is permitted within the Enbridge right-of-way without Enbridge's written consent and without the presence of an Enbridge representative on site.		Noted.
131			3) Subdivision lot lines should not divide the pipeline right-of-way. Wherever possible, subdivision boundaries should follow the right-of-way. If this is not possible specific language must be included in the offers of sale or lease. Please see Attachment 02 Enbridge Development Requirements for details.		Noted
132			4) Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.		Noted
133			5) Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.		Noted
134			6) Notifications of additional development for Class monitoring: As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in Attachment 01 Approximate Location of Pipeline Infrastructure.		Noted

135			The above requirements are those identified as relevant based on the application materials provided. Additional detail on these requirements and other general development requirements are included in Attachment 02 Enbridge Development Requirements. For additional resources on safe development in proximity of Enbridge's pipeline network please view Enbridge's Public Awareness Brochures or visit the Land Use Planning and Development website.		Noted
136			Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge's pipelines and facilities. All future project notifications should be sent to notifications@Enbridge.com, while questions about the details of this letter may be sent to the contact listed below. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.		Noted
Bell					
137	Juan Corvalan	Planning and Development	The following paragraphs are to be included as a condition of approval: "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."	Owner	Noted
138			Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.	Valdor	To be addressed at detailed engineering design stage
139			It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.	Owner	Noted
140			If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Owner	Noted
141			To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.		Noted
142			We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.		Noted
Rogers					
143			Rogers Communications Canada Inc. ("Rogers") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:	Owner	Noted
144			(1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTCLicensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.	Owner	Noted
145			(2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.	Owner	Noted

146	Robert Razonable	System Planner	(3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.	Owner	Noted
147			(4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.	Owner	Noted
148			(5) In addition, we kindly request to, where possible, receive copies of the following documents: (1) the comments received from any of the Communications Service Providers during circulation; (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.	Owner	Noted