City of Pickering 24/03/14 Seaton TFPM Inc. is proposi		law Amendment A005/23 Seaton T	FPM Inc. Part	of Lots 21 and 2	2, Concession 5 Seaton Community						
Seaton TFPM Inc. is proposi lands to facilitate the imple	sing a draft plan of subdi	vision SP-2023-02 (located north of	Alexander Kno	ox Road, west of	sideline 20]. The proposal includes a series of blocks for residential uses including 227 detached dwellings, 92 street townhouses, 52 back-to-back townhouses, and a medium density block. These lands will also contain a block for an elementary school, park, stormwater mar	agement, two trail heads, and new pub	lic streets. The applicant seeks to rezone portions o				
Department / Category	Comments Received	d draft plan of subdivision. Document / Sub Category	Item No.	Comment No.	Comment	Consultant Responsibility	Response				
			2	1	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.		Agreed				
	27-Apr-23		3	3	Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plan/CUP at their earliest convenience to planninganddevelopment@Bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development. It hall 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		Understood				
Bell - Juan Corvalan		N/A	4	4	Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.		Understood				
			6	6	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. 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		Understood				
			, ,	,	Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses. To provide mail service to the development, Canada Post requests that the owner/developer comply with the following conditions: • The owner/developer will consult with clanada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.		Understood				
			8	1	The ower/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Pickering.     The ower/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (ist of lot is) of each of these		Understood				
					Community Malibox locations; and further, advise any affected homeowners of any stabilitied essements granted to Canada Post. The sower/developer will be responsible for findings in officing the purchases of the east Community Malibox locations prior to the during of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.						
			9	2	The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: • A Community Mailbox concrete base pad per Canada Post specifications. • Any required walknow across the bollward, as per munipiasi Landards		Understood				
Canada Post - Nadya	30-Jun-23	N/A			• Any required curb depressions for wheekchair access The owner/developer further agrees to determine, provide, and fit up a suitable gravel area 30 to 60 days prior to the first occupancy to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs,						
Singh	30 301 23				sidewalks, and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area)						
			10	3	• A Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mailboxes for this development type. • Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call	Understood	11-dd				
			10	3	The Developer will be required to provide signature for a License to Occup Lind agreement for any Condominiums and provide winter snow clearance     Enhanced Community Mailbox Sites with root structures will require additional documentation as per Canada Post Policy     There will be now tech ano email adlevery point to each unique address assigned by the Municipality. As the project ness completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be		Understood				
					provided. Existing postal coding will not apply, and new postal codes will be issued for this development. It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery. Once the homebuyer has closed ther home said, the new homebuyer can go to the call post of the process of requesting mail delivery. Of note, any						
					mail which sent to this homeowner in the interim - to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.						
lexicon - Hocine Bouhar	17-May-23	N/A	11	1	The applicant or its authorized prepresentative shall coust with Biexion Energy Inc. concerning the availability of supply voltage, service location, meeting, 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. The applicant or its authorized presentative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Elexicon Energy Inc. will addition to other or ensure:		Understood				
			12	2	The timely provision of supply to new and upgraded premises; and/or     The availability of adequate capacity for additional loads to be connected in the existing premises     Prevaluation of the availability of adequate capacity for additional loads to be connected in the existing premises		Understood				
Enbridge - Willie	08-May-23	N/A	14 15	1 2	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.		Understood Understood				
Cornelio		,	16	3	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 installation spertaining to phased construction, all costs are the responsibility of the applicant. 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 at no cost. We are in receipt of your Plan of Subdiving angulation, SP 2023-02 and A 05/52 dated April 2018, DC 2014 and Takes To cost.		Understood Understood				
lydro One - Denis De Rango	05-May-23	N/A	18 19	2	One's 'High Voltage Facilities and Corridor Lands' only Tor proposals affecting 'tow Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1 865-273-333 To comport Inst Hydro Dee your local distribution please follow the following link: http://www.hydroone.com/StomrCenterd-1/		Understood				
					abe-2/2-3330 To commit in whote one is your rocal astronoutry presentation the following line: mtp://www.nya.come.com/storm.centers/ Regional Official Plan, The subject site is designated "Specific Policy Area A" in the in effect ROP. This policy refers to the now receivided Central Pickering Development Plan (CPDP).						
					Schedule 'S', Map 'Bid' of the ROP identifies Key Natural Heritage Features (RNHF) on and adjacent to the site. In accordance with policy 2.3.43 of the ROP, any proposal for development in proximity to a KNHF shall be accompanied by an Environmental Impact Study (ED). An ES was not submitted with the applications, and the Toronto and Region - Conservation Authority (TRAL), In there mented shade August 3.023 have requested that one be submitted.						
		Regional Official Plan	20	1	• The subject site is designated "Community Areas" in the new ROP, which was adopted by Regional Council on May 17, 2023. The new ROP Rohes been forwarded to the Province for approval and is not yet in effect. Community Areas are intended to offer a complete living environment for Durham's reidents. They are comprised for boasing, commercial use, diffect, institutiona use, and public service faint any of cultural and receivable.		Understood				
					The ROP also includes implementation policies pertaining to the use and lifting of Holding symbols. Section 14.5.3 indicates that prior to passing ab-juva to remove the holding symbol, the Council of the area municipality shall ensure that:         - the owner has satisfied all the requirements of the Regional Municipality of Durham with respect to the provision of sever         and vater services, Regional roads, and entered into any necessary agreements in this regard.         Conformity with ROP policies will be determined once and E has been submitted and reviewed by the TRCA. Additionally, a per review of the EB may be required, at the application's spense, pending the limitations of the RCA's review.						
					• Particular and refs provides and provid	,					
					The PSP also supports protecting the diversity and connectivity of natural features and maintaining the long-term ecological function and biodiversity of natural heritage systems, recognizing linkages between natural heritage features and areas, surface water features and ground water features.						
		Provincial Policy and Delegated Plan Review Responsibilities. Provincial Policies, Provincial	21	2	• Conformity with the PS will be determined once the review of the ES is complete. Il Growth Plan for the Greater Golden Horsehne - The Growth Plan contains policies to guide land use planning and development. Policy 12.1 of the Growth Plan, in part, includes a policy related to housing, which emphasizes, "to support a range and mix of housing options, including second units and alfordable housing, to serve all asse, incomes, and ages of households." The proposed residential subolision contributes to providing greater housing options for the community and maintains the objectives of the Growth Plan. However, the Region will not support a proposal that		Understood				
		Policy Statement:			would negatively impact the environment. Conformity with the Growth Plan will be determined once the review of the EG is complete. • Provincial Plan Review Responsibilities • Archaeology						
					A 53ge 2 - 3 Archaeolgical Assessment by Archaeolgical Assessment 14. (September 2005) was submitted in support of the application. The Archaeolgical Assessment was prepared for a broader area than just the subject site. There were five in the structure of carded within the subject in a considered durin of archaeolgical resources. However, the Region requires that the Ministry is downed. This card be application and the subject site. There were five interview of the subject and the subject and the subject site. There were five interview of the subject and the subject						
					included as a future condition of draft approval. - - - A Phase One Environmental Site Assessment (Esk) Update Report and a Phase Two ESA Update report, both prepared by Pinchin and dated March 2020 were submitted with the applications. Given that these update reports are over 18 months oid, the Region requires						
		Potential Site Contamination:	22	3	• A rise in the third memory and a subscription (LSA) Uppate report and a rise two LSA Uppate report and a rise two LSA Uppate report, board prepared by memory and a subscription (LSA) uppate report and a rise two LSA Uppate report and rise two		Understood				
gion of Durham - Lori											
Riviere-Doersam	25-Oct-23					<ul> <li>An Environmental Noise Assessment, prepared by YCA Engineering (February 2022) was submitted in support of the proposed development. This informantial Noise Assessment is satisfactory. There are, however, some minor revisions that are recommended.</li> <li>The information for Sideline 22 / Peter Mathewas Drive was provided by consultants (BA Group). This roadway is identified as a future Type B arterial in the 80P, however, traffic data from the Region for this roadway is not yet available. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway is examined by Regional staff and was found to be acceptable. The traffic data for the roadway was examined by Regional staff and was found to be acceptable. The traffic data for the roadway is examined by Regional staff and was found to be acceptable. The traffic data for the roadway is examined by Regional staff and was found to be acceptable. The traffic data for the roadway is examined by Regional staff and was found by Regional staff and the Regional staff and the Regional staff and was found by Re</li></ul>					
		Noise:	23	4	22, and not along the southern limits of the proposed development. YCA Engineering used the information provided by the Region for this road, although it wasn't necessary. • An elementary school is proposed for Block 28. Stationary noise data is not available at this time.		Understood				
		Noise:			The following notes/corrections are identified:     On Table 5, Block 9 should reference "west" unit, not north unit.						
					<ul> <li>- Under Section 5.2 of the report (Mandatory Central Air Conditioners), Block 11 – south unit is referenced. Mandatory Central Air is non recessing for this unit. Block 11 is correctly referenced at the bottom of Page 8 of the report.</li> <li>- The drawing showing proposed Mitigation Measures (Drawing 11241D) does not show a reference for Warming Clause 8 for Block 30, wm Block 110, an Block 111 (sunit) is indicated on Table 6.</li> <li>- The Noise Assessment is generally acceptable to the Block subject to minor revisions. As the roadway along the southen limit of the development is not a proposed Regional arterial, the consultant may wish to amend the traffic data accordingly.</li> </ul>						
		Municipal Servicing:	24	5	It is noted that further information regarding noise mitigation measures will be required for Block 25 once details of the proposed development become available.     It is recommended that appropriate warning clauses be placed in the CV of ProCenting Subdivioin agreement, this will be included as a future condition of draft approval.     The subject linds are located in hitse 20 for the Sector community.		Understood				
		wonicipal servicing.	24	5	mit zegeste met alt spearte in prose s en in ekseloginen part er nie zelegen community.		Understood, the developer is working with				
		Water Supply:	25	6			landowners group to advance the design, app and construction of the zone 5 watermain feed north of the 407 to the development.				
		Municipal Sanitary Sewerage:	26	7	the subject lands are in the Zone 4 and Zone 5 pressure district. Provision must be made for looping Zone 4 and Zone 5 watermains to provide security of supply and circulation within this development. The lands will be serviced with sanitary severs through the extension of local sanitary severs and sub trunk sanitary severs from the existing adjacent residential development to the south.		Understood				
			27		* the Regional Works Department does not support the current configuration at the intersection of Sideline 22 and Street 1. This intersection has been identified for future signalization. The right of way for Street 1 shall be a minimum of 20 metres wide and that width shall be maintained to Street 3.1 minimum right of way of 20 metres is required to facilitate auxiliary lanes and traffic equipment otherwise the Region will not support the signalization of this intersection.						
		Transportation:	27	8	The intersection spacing between Sideline 22 and Lane A is inadequate and will have an adverse impact on the operation of the Sideline 22/Street 1 intersection.     Oriveways will not be permitted onto Sideline 22 from Block 24. As such, a a redesign of the roads as noted above is required, and the plan must be resubmitted for Regional review.     The applications were reviewed by Durbane Region Train thy provided the following comments		Understood				
		Durham Region Transit:	28	9	The subject area is located within a Local Area Transit Plan Area as per the Durham Region Transit Route Ahead plan. Please protect for a transit stop as per the attached 5-12 design guidelines at the following location: "Sideline 22 and Thiomard nearsities as Street "1"***********************************		Understood				
		_			- superval a solid social description of a constraint of the solid solid description of the set of the solid solid description of the Region of Durham which shows the location of all transitrelated infrastructure/facilities (including how it coordinates with the proposed landscaping, driveway entrances and other facilities) within the subdivision						
					That the Planning Department for the City of Pickering be advised of the following conditions of draft plan approval to be imposed upon the subject draft Plan of Subdivision SP-2023-02 relative to the Durham Catholic District School Board in the event that the Board requires the school site on block 28 be designated for a Catholic elementary school.						
							• That prior to final approval, the owner shall have made Agreement satisfactory to the Durham Catholic District School Board for the transfer of an elementary school site as shown in the plan submission. The elementary school site, Block 28 shall contain not less than 2.57 hectares				
						That the owner shall agree in the Subdivision Agreement in wording satisfactory to the Durham Catholic District School Board: - to grade Block 28 and in doing so compact, fill with clean material, replace any topsiol disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;					
					- to remove any building on Block 28 - o remove thes, a required to accommodate school layou;	n					
							- to provide a letter of credit pertaining to stockpiling and removal of toppioul, by taking the volume of toppioul to be stored upon the school site and multiplying such volume by 125% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardstids for Costing, Cost Data for the Canadian Construction industry, to the satisfaction of the Durham Catholic District School Board; - to remove stockpiled toppioul within 30 days of written notice by the Board and in doing as compact, fill with clean material, reglate any toppiol disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;				
			29			<ul> <li>- to construct a galvanized chain link fence, Type III 3<sup>rm</sup> meth, 1a m high along all boundaries of the school block, including road frontage(s) at the discretion of the Board;</li> <li>- to construct the fences prior to the issuance of building permits in an appropriate phase to the satisfaction of the Board;</li> <li>- to central multi an asign on the school site at such times a the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;</li> </ul>					
evised DCDSB - Jody Dale	12-Oct-23	N/A		1	<ul> <li>- to provide a genetichnical investigation and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required.</li> <li>- to provide the foregoing at no cost to the Board;</li> <li>- to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.</li> </ul>		Understood				
						That the owner shall submit to the Durham Catholic District School Board, at no cost to the Board, a letter from a qualified consultant concerning:     the suitability of Block 28 for school construction purposes, relating to soil bearing fastors, surface drainage, topography and environmental contaminants; and     the availability of subtral sake, detricting water, storms server and animatry severe serverse.					
									<ul> <li>That the source shall agree in the Subdivision Agreement, in wording acceptable to the Durham Catholic District School Board that the services referred to in Condition (1) i) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.</li> </ul>		
										That prior to final approval, the owner shall submit to the School Board an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the City of Pickering which indicate the storm drainage system, utilities, and the owner and grading plans for the complete subdivision area.     That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.	
							That the Durham Catholic District School Board shall advise that conditions a) to g) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.     That the subdivision agreement include warning cluses advising that their children may have to attend an existing school, outside of their immediate neighbourhood, although a site in the area has been reserved for a school building, a school may not be built for seven     3 years, it at all and on the milt ran be subficient on the Ministry of Gouzcino.	1			
							5 year, in a subject of the explorited of the exploration of the standard of the immunity of occutants of dewalks throughout the development, thereby allowing for a safe pedestrian walking route to the school site. • Option 41 is the Board's perferred orientation with the school site's main frontage along. "Street 11" while maintaining an area of 2.57h as seen in the skitch below: • Option 42 is the Board's school perferred orientation with the school site's main frontage along." Street 11" while maintaining an area of 2.57h as seen in the skitch below:				
		+			Neighbourhood Park Design, the Planning & Development Committee request that the neighbourhood park be entirg end entire length of Street 5, as shown on Neighbourhood 19. Wilson Meadows Plan Please consider resing the draft pain to increase the size of the park to the size of the size of the park to the size of the park to the size of the s						
			'	1	future elementary school located within Block 28. Staff are of the copinion that the increase in the neighbourhood park size is necessary given the increase in the number of townhouse units proposed in the Mattamy draft plan to the south.		Understood				
			30								
		N/A	31	2	Lane A is in close proximity to the Peter Matthews Drive signalized intersection. This is street and block layout were not shown on Neighbourhood 19. Wilson Meadows Plan. Please submit conceptual siting plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway accesses and the intersection. Blecks 24. The environment letter is the elementary should be conflict study and the intersection.		Understood				
		N/A		2 3 4	Lave A is in doe proximity to the Peter Matthews One signalized intersection. This street and block layout were not shown on Neighbourhood 19. Wilson Meadows Plan. Please submit conceptual siting plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway accesses and the intersection. Elementary school within block 28 be reoriented to front Street 2 as shown in option #2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park.		Understood Understood Understood				
		ŊA	31 32	3	Lane A is in close proximity to the Peter Matthews One signalized intersection. This street and block layout were not shown on Neighbourhood 19: Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway accesses and the intersection. Elementary School Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option n2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park. On Street Parking, in your next submission, please submit a Parking Plan demonstrating the location of on-street visitor parking spaces. Please investigate I on street spaces can be provided on both sides of the streets, where appropriate. Grages Sizes, the City has received feedback from members of Council and existing residents that the minimum garage size as required in the City's zoning by-aw is not large enough to park larger vehicles and accommodate bikes, garbage and recycling lars and other		Understood				
		N/A	31 32 33	3	Line A is in doe proximity to the Preter Matthews One signalized intersection. This street and block layout were not shown on Neighbourhood 19. Wilson Meadows Plan. Please submit conceptual sting plans for Blocks 23 and 24 to demonstrate that there are no conflicts with drivways accesses and the intersection. Elementary school Block, Saff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option R2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedetrisin connections to the Neighbourhood Park. On Street Parking, in your next submission, please submit a Parking Plan demonstrating the location of on-street visitor parking spaces. Please investigate If on-street spaces can be provided on both sides of the streets, where appropriate. Garage Staes, the City has received feedback from members of Council and existing residents that the minimum garage sizes required in the City's zoning by-law is not large enough to park large weblices and accommodate bikes, garbage and recycling bins and other household storage. Star Treets, where heaping the status on your next submission, please and recycling bins, and other household storage areas. • During the Statuscry Public Meeting held on Segrether 5, 2023, the following comments and concens were received. • Public the Statuscry Public Meeting held on Segrether 5, 2023, the following comments and concens were received.		Understood				
		N/A Planning & Development Committee Comments:	31 32 33	3	Lane A is in close proximity to the Peter Matthews One signalized interaction. This street and block layout were not shown on Neighbourhood 19. Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway accesses and the interaction. Elementary school Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option n2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park. On Street Parking, in your next submission, please submit a Parking Plan demonstrating the location of on-street Voitor parking gasces. Please investigate if on-street spaces can be provided on both sides of the streets, where appropriate. Garage Sizes, the City has received feedback from members of Council and existing residents that the minimum garage size as required in the City's zoning by-aker is not large enough to park larger whiches and accommodate blice, garbage and recycling bins and other household storage. Staff request that the applicant increasing garage sizes. In your next submission, please provide details on garage biyouts including details on storage areas dedicated to garbage and recycling bins, and other household storage areas.		Understood				
NIC (Allow Princ)		Planning & Development	31 32 33 34	3 4 5	Lane A is in close proximity to the Peter Matthews One signalized interaction. This street and block layout were not shown on Neighbourhood 19. Wilcon Meadows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway accesses and the interaction. Elementary school Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option #Z in the OCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedietrian connection to the Neighbourhood Park. On-Street Parking. In your next submission, please submit a Parking Plan demonstrating the location of on-street visitor parking gasces. Please investigate if on-street spaces can be provided on both sides of the streets, where appropriate. Garage Staes, the CT <sub>1</sub> has received feedback from members of Council and existing residents that the minimum garage size as required in the CT <sub>1</sub> 's zoning by-Jaw is not large enough to park larger whiles and accommodate blace, gatabage and recycling bins, and other household storage areas. • During the Statutory Palik Meeting Inde Gascetter Council and existing residents that the minimum garage size as required in the CT <sub>1</sub> 's zoning by-Jaw is not large enough to park larger whiles and accommodate blace, gatabage and recycling bins, and other household storage areas. • During the Statutory Palik Meeting Inde Gascetter S <sup>-</sup> 2, 200, the following comments and concerns were encived: • requested clafification that the application does not change any lands delignated for commercial uses, schools or parks; • requested that garage, have sufficient space for storage; • requested that garage, have sufficient space for storage; • equested that the submitsion of the street, sufficient storet formtage; and • equested that the submitsion of the street; • equested that the submitsion of the street; sufficient storet formtage; and • equested that the submitsion of the street;		Understood Understood Understood				
atus Letter - Christina Celebre	20-0ct-23	Planning & Development	31 32 33 34	3 4 5	Line A is in close proximity to the Preter Matthews One signalized interaction. This street and block layout were not shown on Neighbourhood 12: Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 22 and 24 to demonstrate that there are no conflicts with driveway excesses and the interaction. Elementary school Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option #2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park. On Street Parking, in your next submission, please submit a Parking Plan demonstrating the location of on-street visitor parking spaces. Please investigate I on-street spaces can be provided on both sides of the streets, where appropriate. Garage Sizes, the City has received feedback from members of Council and existing residents that the minimum garage size as required in the City's zoning by-law is not large enough to park larger vehicles and accommodate bikes, garbage and recycling bins, and other household storage. Staff request that the application does not change any lands delignated for commercial uses, stohols or parks; = requested that disclose and the school band is addition does not change any lands delignated for commercial uses, stohols or parks; = requested that garges have sufficient spaces. For darge: = requested that garges have sufficient spaces for darge: = requested that garges have sufficient spaces. For darge: = requested that garges have sufficient spaces for darge: = requested that garges have sufficient spaces. For darge: = requested that garges have sufficient spaces for darge: = requested that garges have sufficient spaces. For darge: = requested that the subdiversition of the Environmental ingest Changematic for commercial uses, shohols or parks; = requested that that down down is for distrements; = requested that that down down is for distrement; = requested that		Understood Understood Understood				
	28-0 <del>1-2</del> 3	Planning & Development	31 32 33 34	3 4 5	Line A is no close proximity to the Preter Matthews One significant interaction. This street and block layout were not shown on Neighbourhood 19. Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the interaction. This street and block layout were not shown on Neighbourhood 19. Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the interaction. This street and block layout were not shown in option R2 in the OCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Plan.		Understood Understood Understood				
	20-0et-23	Planning & Development	31 32 33 34 35	3 4 5 6	Lake A is in close proximity to the Preter Matthews Drive signalized intersection. This street and block layout were not shown on Neighbourhood 19. Wilcon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the intersection. Elementary School Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option R2 in the DCSB DCtober 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedetrifuan connection to the Neighbourhood Park.		Understood Understood Understood				
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	28-0 <del>4-2</del> 3	Planning & Development	31 32 33 34 35	3 4 5 6	Lake A is no close proximity to the Preter Matthews One signalized interaction. This street and block layout were not shown on Neighbourhood 19: Wison Mesdows Plan. Pieses submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the interaction. Elementary School Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option #2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Pak.		Understood Understood Understood				
	29-04-23	Planning & Development Committee Comments:	31 32 33 34 35 36	3 4 5 6 7	Line A is no close proximity to the Preter Matthews One signalized interaction. This street and block layout were not shown on Neighbourhood 19: Wiscon Mesdows Plan. Please submit conceptual stilling plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the interaction. Elementary School Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option #2 in the DCDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park. On Street Parking, in your next submission, please submit a Parking Plan demonstrating the location of on-street visitor parking gauces. Please investigate I on-street spaces can be provided on both sides of the streets, where appropriate. Carge Sizes, the City has received feedback from members of Council and existing residents that the minimum garage size as required in the CitY's zoning by-law is not large enough to park larger vehicles and accommodate blkes, garbage and recycling bins, and other household torage. Saff request that the application dees not change any lands designated for commer cita dunas, shotods or parks: - requested that the application dees not change any lands designated for commer cita use, shotods or parks: - equested that the submission of the submission of the street, - equested that the submission of the street designate for commer cita use, shotods or parks: - equested that the submission of the street designated for commer cita use, shotods or parks: - City of fickering, Strainability, detat dugates that the time of preparing this letter. - City of fickering, Strainability, detat dugates for different age processes and the two books for different and espectments and esternal agencies have been provided to you for your review and follow up <sup>2</sup> . - Findering defaults and that the element that the element of preparing this letter. - City of fickering, Statinability, det		Understood Understood Understood				
	20-0ct-23	Planning & Development Committee Comments:	31 32 33 34 35	3 4 5 6	Lake A is n close proximity to the Preter Matthews Drive signalized intersection. This street and block layout were not shown on Neighbourhood 19. Wisco Mesdows Plan. Pieses submit conceptual sting plans for Blocks 23 and 24 to demonstrate that there are no conflicts with driveway excesses and the intersection. Elementary School Block, Staff request that the elementary school within block 28 be reoriented to front Street 2 as shown in option R2 in the CDSB October 12th, 2023 comment letter. The school site's main frontage along Street 2 will allow a more direct pedestrian connection to the Neighbourhood Park. Concertision to the Neighbourhood Park. Concertision to the Neighbourhood Park. Conserved Farking, in your nest submission, please submit a Parking Plan demonstrating the location of on-street visitor parking spaces. Please investigate if on-street spaces can be provided on both sides of the streets, where appropriate. Conserved Farking, in your nest submission, please grade details on grade plans bin the CDV's soning by law is not large enough to park larger vehicles and accommodate bikes, garbage and recycling bins and other household strenge space. Provested datification that the application been changen and under designate of commercial uses, stratubation or parks grade events to datification that the application been changen and under designate of commercial uses, stratubation or parks grade events datification that the application been changen and under designate of commercial uses, stratubation or parks grade events data datification that the application been changen and under designate of commercial uses, stratubation or parks grade events data data data data data data data that the block has sufficient street frontage; executed that the submission of the Euroid Street and the time do preparing this letter. • equested data that pres spaces: Index data data data that the block has sufficient street frontage; • equested data that data data that the block has sufficient street would be received. • Cor		Understood Understood Understood				
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ustainability - Laita		Planning & Development Committee Comments:	31 32 33 34 35 36 36	3 4 5 6 7 8	Line A is for deep members to the Hendrick Construction This Special and block hous of the deptice Units of the Medices NUT. PRefere units conceptual stag gates for these 22 and 24 demonstrates that the even on conflicts with drivery and construction to the Medices NUT. PRefere units conceptual stag gates for these 22 and 24 demonstrates that the demonstrate that the even on conflicts with drivery and the structure. The school shart main friending school 22 demonstrates that the demonstrate that the demonstrates the the demonstrate that the school shart main friending school 22 demonstrates that the demonstrate that the school shart main friending school 22 demonstrates that the demonstrate that the school shart main friending school 22 demonstrates that the demonstrate that the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates that the school shart main friending school 22 demonstrates that school and part school school 22 demonstrates the school and part school school 22 demonstrates that school 22 demonstrates the school 22 demonstrates that the school 22 demonstrates that school 22 demonstrates the school 22 demonstrates that school 22 demonstrates the school 22 demonstrates that school 22 d		Understood Understood Understood Understood				
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No.         No. <th>1</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	1							
Number         Numer         Numer         Numer <td></td> <td></td> <td></td> <td>]</td> <td>1</td> <td>should be noted that an EIS was not received as part of this application and remains outstanding. We understand based on our review of the TRCA Response Letter dated March 16, 2023 that R.J. Burnside and Mattamy would be requesting a meeting with the TRCA to</td> <td></td> <td>EIS was submitted to Jamie Milnes on Thursday March</td>				]	1	should be noted that an EIS was not received as part of this application and remains outstanding. We understand based on our review of the TRCA Response Letter dated March 16, 2023 that R.J. Burnside and Mattamy would be requesting a meeting with the TRCA to		EIS was submitted to Jamie Milnes on Thursday March
No.         No. <td></td> <td></td> <td>Development Planning</td> <td>42</td> <td>1</td> <td>discuss next steps for this aik. We look forward to any future meeting regarding the outstanding information which will be required to be received and reviewed prior to TRCA providing sign-off on the Draft Plan of Subdivision and Zoning By-law Amendment applications.</td> <td>Burnside</td> <td>14, 2024 via email link. This email was prepared to the Terms of Reference</td>			Development Planning	42	1	discuss next steps for this aik. We look forward to any future meeting regarding the outstanding information which will be required to be received and reviewed prior to TRCA providing sign-off on the Draft Plan of Subdivision and Zoning By-law Amendment applications.	Burnside	14, 2024 via email link. This email was prepared to the Terms of Reference
Norm         <						Please note that the ES will need to identify the limits of the features/hazards adjacent to the proposed development (top of bank, wetlands, watercourse) and the required setbacks to dearly demonstrate that these limits are contained within the Natural Heritage System, and the development is sufficiently setback. Further scoping of this report can be done directly with TRCA staff as previously indicated in our consultation comments.		sent to TRCA March 27, 2019 and approved by Steve Heuchert on April 4, 2019 (see Appendix A of EIS)
NAME         No.         No. </td <td></td> <td></td> <td>43</td> <td>2</td> <td></td> <td>Burnside</td> <td>The PCSWMM Report will be circulatede to the TRCA as part of the the Draft Plan and FSR resubmission.</td>				43	2		Burnside	The PCSWMM Report will be circulatede to the TRCA as part of the the Draft Plan and FSR resubmission.
No.         No. <td></td> <td></td> <td></td> <td>44</td> <td>3</td> <td>Guide Appendix C soil testing protocol)</td> <td>Burnside</td> <td>In-situ infiltration testing will be completed to support the detailed design of the subdivision.</td>				44	3	Guide Appendix C soil testing protocol)	Burnside	In-situ infiltration testing will be completed to support the detailed design of the subdivision.
Note         Note </td <td></td> <td rowspan="2"></td> <td rowspan="2"></td> <td>45</td> <td>4</td> <td>On Figure 10.3, it appears the bottom of the infiltration gallery is just above 180m elevation. When reviewing Figure 8 in the Hydrogeological Assessment (Burnside, 2013) it appears that the LID is located between the 185m and 180m contours. Before detailed design, the</td> <td>Burnside</td> <td>Understood, a test pit will be completed to confirm high groundwater elevations and ensure 1m</td>				45	4	On Figure 10.3, it appears the bottom of the infiltration gallery is just above 180m elevation. When reviewing Figure 8 in the Hydrogeological Assessment (Burnside, 2013) it appears that the LID is located between the 185m and 180m contours. Before detailed design, the	Burnside	Understood, a test pit will be completed to confirm high groundwater elevations and ensure 1m
No. 10				46	5	The existing condition drainage areas to wetland G9 on Table 3.1 does not line up with the existing drainage area on Figure 3.2. Please revise to make areas consistent in the report and model.	Burnside	Drainage areas have been reviewed and revised to
No.         No. <td>TRCA - Stephanie Dore</td> <td>09-Aug-23</td> <td>Water Resources Engineering</td> <td></td> <td>6</td> <td>On Figure 4.7, please include the contours and the full drainage area towards wetland U8 as well to provide a relative visual. On Figures 9.1 and 9.2, please also include the number of each category of house is proposed in the subdivision to verify that all roof areas are accounted for in the infiltration volume requirements.</td> <td></td> <td>Figure 4.7 has been updated accordingly All roof areas are included in the infiltration volume</td>	TRCA - Stephanie Dore	09-Aug-23	Water Resources Engineering		6	On Figure 4.7, please include the contours and the full drainage area towards wetland U8 as well to provide a relative visual. On Figures 9.1 and 9.2, please also include the number of each category of house is proposed in the subdivision to verify that all roof areas are accounted for in the infiltration volume requirements.		Figure 4.7 has been updated accordingly All roof areas are included in the infiltration volume
							burnate	calculations The unitary flow rate has been calculated as noted, an
No.         No. <td></td> <td></td> <td></td> <td>49</td> <td>8</td> <td>aa min, aa aroon oo ngura sa minis na.</td> <td>Burnside</td> <td>the Regional Road draiange has been added to conform with the Regional EA upon discussion with</td>				49	8	aa min, aa aroon oo ngura sa minis na.	Burnside	the Regional Road draiange has been added to conform with the Regional EA upon discussion with
No. 1         No. 2         No. 2 <th< td=""><td></td><td></td><td></td><td>50</td><td>9</td><td>TRCA calculates a target discharge of 9.7 U/s for the 25mm storm event (0.6 U/s/ha x 16.19 ha). Please explain why drainage area outside of the development boundary was included in the Extended Detention discharge calculation.</td><td>Burnside</td><td>The discharge rate has been updated per above (0.6</td></th<>				50	9	TRCA calculates a target discharge of 9.7 U/s for the 25mm storm event (0.6 U/s/ha x 16.19 ha). Please explain why drainage area outside of the development boundary was included in the Extended Detention discharge calculation.	Burnside	The discharge rate has been updated per above (0.6
No.         No. <td></td> <td></td> <td></td> <td>51</td> <td>10</td> <td></td> <td>Burnside</td> <td>Acknowledged. Deffered to detailed design.</td>				51	10		Burnside	Acknowledged. Deffered to detailed design.
No.         No. <td></td> <td></td> <td></td> <td>52</td> <td>11</td> <td>TRCA acknowledges that the proposed yearly rurnel exceedance for UB of 7% would be considered as within the threshold for this feature. However, TRCA is requesting that further options to reduce this number be explored as part of detailed design for the LDS.</td> <td>Burnside</td> <td>Acknowledged. Deffered to detailed design.</td>				52	11	TRCA acknowledges that the proposed yearly rurnel exceedance for UB of 7% would be considered as within the threshold for this feature. However, TRCA is requesting that further options to reduce this number be explored as part of detailed design for the LDS.	Burnside	Acknowledged. Deffered to detailed design.
No.         No. <td></td> <td></td> <td>Ecology</td> <td>53</td> <td>12</td> <td></td> <td>Burnside</td> <td>The infiltration gallery will be located 1m above the high ground water elevation confirmed via test pit.</td>			Ecology	53	12		Burnside	The infiltration gallery will be located 1m above the high ground water elevation confirmed via test pit.
No.				54	13	TRCA will provide comments on the enhancements, construction management and ESC plans as needed as part of detailed design review.	Burnside	Acknowledged. Deffered to detailed design.
			Hydrogeology	55	14		Burnside	Understood, cover letter to the LSRCA has been prepared.
No.         No. <td></td> <td></td> <td></td> <td>56</td> <td>1</td> <td>grading, dranage and other local services and including the following: a that the Owner satisfy the Direct, figureering Services reporting a stormwater management system to service all the lands in the subdivision, and any provisions regarding easements; b) that the Owner satisfy the Direct, figureering Services reporting the submission and approved of a grading drangement figureering Services reporting the some satisfy the Direct, figureering Services reporting the submission and approved of a grading drangement figureering Services reporting the some satisfy the Direct, figureering Services reporting the some satisfy the Direct of the provision of the approval of a grading drangement for the provision of the approval of a grading drangement for the provision of an approval of a grading drangement for the provision of an approval of a grading drangement for the provision of an approval of a grading drangement for the provision of all anvices required by the CT; 1) that the Owner satisfy the Direction figureering anvices required by the CT; 1) that the Owner satisfy the Direction for a start set of the provision of underground wing, street lighting, cable television, natural gas and other similar services; 1) that the Owner satisfy the Direction for a start set of the start set of the approxises neessitated by this development shall be the responsibility of the Subdivide; 1) that the Owner satisfy the Direction for the approxises neessitated by this development shall be the responsibility of the Subdivide; 1) that the Owner satisfy the Direction for the approxises neessitated by this development shall be the a location as determined by the CTy and/or the Region and are to be granted upon request at any time after draft approval: 1) that the Owner satisfy the Direction that garry hands for anving and such assements shall be in a location as determined by the CTy and/or the Region and are to be granted upon request at any time after draft approval: 1) that the Owner satisfy the Direction that garry hand</td> <td>Burnside</td> <td>Acknowledged. This aligns with the standard Draft Plan Conditions of Approval.</td>				56	1	grading, dranage and other local services and including the following: a that the Owner satisfy the Direct, figureering Services reporting a stormwater management system to service all the lands in the subdivision, and any provisions regarding easements; b) that the Owner satisfy the Direct, figureering Services reporting the submission and approved of a grading drangement figureering Services reporting the some satisfy the Direct, figureering Services reporting the submission and approved of a grading drangement figureering Services reporting the some satisfy the Direct, figureering Services reporting the some satisfy the Direct of the provision of the approval of a grading drangement for the provision of the approval of a grading drangement for the provision of an approval of a grading drangement for the provision of an approval of a grading drangement for the provision of an approval of a grading drangement for the provision of all anvices required by the CT; 1) that the Owner satisfy the Direction figureering anvices required by the CT; 1) that the Owner satisfy the Direction for a start set of the provision of underground wing, street lighting, cable television, natural gas and other similar services; 1) that the Owner satisfy the Direction for a start set of the start set of the approxises neessitated by this development shall be the responsibility of the Subdivide; 1) that the Owner satisfy the Direction for the approxises neessitated by this development shall be the responsibility of the Subdivide; 1) that the Owner satisfy the Direction for the approxises neessitated by this development shall be the a location as determined by the CTy and/or the Region and are to be granted upon request at any time after draft approval: 1) that the Owner satisfy the Direction that garry hands for anving and such assements shall be in a location as determined by the CTy and/or the Region and are to be granted upon request at any time after draft approval: 1) that the Owner satisfy the Direction that garry hand	Burnside	Acknowledged. This aligns with the standard Draft Plan Conditions of Approval.
No.         No. </td <td></td> <td></td> <td></td> <td></td> <td><u> </u></td> <td>Energy will be required for lots and blocks that are:</td> <td></td> <td>Acknowledged. During detailed design, the</td>					<u> </u>	Energy will be required for lots and blocks that are:		Acknowledged. During detailed design, the
			Comments	57	2	a) adjacent to or backing on to Open Space Lands; b) adjacent to or backing on to Indiv having conflicting zoning, such as Agricultural, Commercial or Recreational;	NAK Design Strategies (NAK)	requirements for fencing will be reviewed and
				58	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	Burnside	Acknowledged. We understand that all applicable By-
No. 14.4						That the owner, through the approval of the Utility Coordination Plan for the location(s), is to enter into an agreement with Canada Poot Cooperation for the provision of community maliboxes including technical specifications and financial terms. That the Owner startish the Cut of Friction public publi	Burnside	Acknowledged.
				61	6	provide contribution from Ministry of Environment Conservation & Paris (MEUP) that they have no concerns with respect to ensangered species.	Burnside	MECP no longer provides "site clearance" for Species at Risk. The subject lands were assessed for potential species at risk wite background information review and field surveys throughly loaded for SAU. In the subsection of the subsection of the sub- timeter subsection of the subsection of the sub- in the subsection in the discient NISS. The setback in water works are not proposed for this project. An aguatic assessment in the future will asses the SVM 43 outfail, when the detail design is available. Several aductary as and the subsective subsection of the provided atternut were identified in the study was only two of these are Category 2 and protected by the ESA. The subsective subsection of the provided to Cat. 2 atternut were registered to the provincial subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsective subsecti
Note         Note         Note         Note         Note         Note           Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         Note         N				62	7	A cul-de-sac must be provided where roads are to be extended in the future. Indicate the cul-de-sac for Street 8, west of Sideline 22. A reference plan will be required to indicate the lands outside of the draft plan for the cul-de-sac.	Burnside	seedings were planted as compensation as per the regulations govering the Act. Candidate SAR Bat habitat was identified in trees being removed by the development_late off, Laterion, esit surveys, and passive accountic surveys, were undertaken to assess for the presence or absence of SAR Bata. It was determined that no SAR Bat habitat will be affected by authorizations are detailed in the EIS. Acknowledged. During detailed design, the requirements of Lowing orden will be
No.         No.         No.         No.         No.         No.           No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.				63	8	Review the location of Lane A where it abuts the Natural Heritage System (NHS). It appears as though the asphalt will be directly adjacent to the NHS. Provide a boulevard at this location for maintenance and snow storage.	Korsiak Urban Planning (Korsiak)	The subject street has been removed to address the
No.         No.         No.         No.         No.         No.           No.         No.         No.         No.         No.         No.           No.         No.         No.         No.         No.         No.         No.           No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.         No.				64	9	Ensure all correr roundings meet a minimum of 5 metres. Confirm the daylighting triangles at Street 8 and Street 1 (adjacent to future Peter Matthews) are to the satisfaction of the Region of Durham.	Korsiak	Confirmed.
No.         No. <td></td> <td></td> <td>65</td> <td>10</td> <td></td> <td>Korsiak</td> <td>Requirements, as confirmed by Peter Castellan.</td>				65	10		Korsiak	Requirements, as confirmed by Peter Castellan.
No.         No. <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>15 m x 15 m from the Region Draft Plan Conditions.</td>								15 m x 15 m from the Region Draft Plan Conditions.
No.         No. <td></td> <td></td> <td>66</td> <td>11</td> <td>Lane A was never considered in the Seaton Neighbourhood Plan and is located too close to the intersection with Peter Matthews Drive. We do not support the introduction of this lane at its current location.</td> <td>Korsiak</td> <td>The subject street has been removed to address the comment. Refer to the revised Draft Plan</td>				66	11	Lane A was never considered in the Seaton Neighbourhood Plan and is located too close to the intersection with Peter Matthews Drive. We do not support the introduction of this lane at its current location.	Korsiak	The subject street has been removed to address the comment. Refer to the revised Draft Plan
Normal base						Confirm all streets are numbered as per the proposed Draft Plan of Subdivision. For example, Street 7 on the Draft Plan of Subdivision is labelled as Street 27 on several figures in the report and Street 5 and Street 6 are labelled as Street 7.		Addressed. Street numbers have been updated to
No.         No. <td></td> <td></td> <td></td> <td>67</td> <td>12</td> <td></td> <td>Burnside</td> <td>match the Revised Draft Plan. Please refer to Figures 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 9.4, and 10.2.</td>				67	12		Burnside	match the Revised Draft Plan. Please refer to Figures 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 9.4, and 10.2.
Norm         Norm         Norm         Norm         Norm         Norm           Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         N			Servicing and Stormwater	68	13		Burnside	Addressed. Please refer to Section 7.3. Addressed. Please refer to updated Sections A-A and B
No.         No.         No.         Operational system         No.         Operational system           No.         No. <td< td=""><td></td><td></td><td>69</td><td>14</td><td></td><td>Burnside</td><td>B on Figure 10.3 showing additional cleanouts. Cleanout configuration will be optimized at the</td></td<>				69	14		Burnside	B on Figure 10.3 showing additional cleanouts. Cleanout configuration will be optimized at the
No.         No. <td></td> <td></td> <td>70</td> <td>15</td> <td>Provide a figure clearly detailing the proposed discharge location for the downspouts for each lot.</td> <td>Burnside</td> <td>Acknowledged. Comment will be addressed at the</td>				70	15	Provide a figure clearly detailing the proposed discharge location for the downspouts for each lot.	Burnside	Acknowledged. Comment will be addressed at the
Normal Second				71				Acknowledged. Comment will be addressed at the
No.				72		Confirm the location of storm severs is coordinated with the most current design of the development to the south.		
Norm         Norm         Norm         Norm         Norm         Norm           Norm         Norm         Norm         Norm         Norm         Norm           Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm<					18		Burnside	Acknowledged. Storm sewers have been coordinated with the most current design of the development to
Norm         Norm </td <td></td> <td></td> <td></td> <td></td> <td>18</td> <td>The location of maintenance holes along the road centreline is undesirable and should be relocated to the standwri lovation</td> <td>Burnside</td> <td></td>					18	The location of maintenance holes along the road centreline is undesirable and should be relocated to the standwri lovation	Burnside	
No.				73		The location of maintenance holes along the road centreline is undesirable and should be relocated to the standard location.		with the most current design of the development to the south. Please refer to Figure 4.5. Acknowledged. Maintenance holes have been relocated to the standard location as outlined in the City of Pickering Engineering and Design Criteria for
Norm         Norm         Norm         Norm         Norm         Norm           Norm         Norm         Norm         Norm         Norm         Norm           Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm         Norm				73				with the most current design of the development to the south. Please refer to Figure 4.5. Acknowledged. Maintenance holes have been relocated to the standard location as outlined in the City of Pickering Engineering and Design Criteria for the Seaton Community. Please refer to Figure 4.5 for the revisions.
Number				73	19	On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway.	Burnside	with the most current design of the development to the south Please refer to Figure 4.5. Acknowledged: Maintenance holes have been relocated to the dander location so accluder in the Chy of Pickering, Ingineering and Design Criteria for the Seaton Community, Piesar effect to Figure 4.5 for the revisions. Addresset: the counter, Piesar effect to Figure 3.5 for the revisions.
Norm         Norm <th< td=""><td></td><td></td><td></td><td>73 74 75</td><td>19 20 21</td><td>On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway.</td><td>Burnside Burnside</td><td>with the most current design of the development to the south Please refer to Figure 4.5. Acknowledget Maintenance holes have been reducted to the standard location so southed in the City of Privaring Engineering and Design Criteria for the Seaton Community, Please refer to Figure 4.5 for the remission. Addresset: the souther simulation has been removed to address the comment. Please refer to Figure 4.5 for the revision. Please refer to Figure 4.2 in the north-west quadrant of the site.</td></th<>				73 74 75	19 20 21	On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway.	Burnside Burnside	with the most current design of the development to the south Please refer to Figure 4.5. Acknowledget Maintenance holes have been reducted to the standard location so southed in the City of Privaring Engineering and Design Criteria for the Seaton Community, Please refer to Figure 4.5 for the remission. Addresset: the souther simulation has been removed to address the comment. Please refer to Figure 4.5 for the revision. Please refer to Figure 4.2 in the north-west quadrant of the site.
Number         Numer         Numer         Numer <td></td> <td></td> <td>Servicing Plan</td> <td>73 74 75 76</td> <td>19 20 21</td> <td>On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway. Indicate the 100-year capture point on the plan. Provide a level area for the proposed fending at the top of slope into the NHS. The top of slope should be offset a minimum of 0.6m from the property line.</td> <td>Burnside Burnside Burnside</td> <td>with the most current design of the development to the south Please refer to Figure 4.5. Acknowledged. Maintenance holes have been electrated to here alwards to tackino as souther in the City of Privaring Righeering and Design Criteria for the Santon Community, Please refer to Eigure 4.5 for the remission. Addressed: the souther south has been removed to address the comment. Please refer to Figure 4.2 in the north-west quadant of the site. Acknowledged. Comment will be addressed at detaile design.</td>			Servicing Plan	73 74 75 76	19 20 21	On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway. Indicate the 100-year capture point on the plan. Provide a level area for the proposed fending at the top of slope into the NHS. The top of slope should be offset a minimum of 0.6m from the property line.	Burnside Burnside Burnside	with the most current design of the development to the south Please refer to Figure 4.5. Acknowledged. Maintenance holes have been electrated to here alwards to tackino as souther in the City of Privaring Righeering and Design Criteria for the Santon Community, Please refer to Eigure 4.5 for the remission. Addressed: the souther south has been removed to address the comment. Please refer to Figure 4.2 in the north-west quadant of the site. Acknowledged. Comment will be addressed at detaile design.
Number         Image: Processing of the Processing o			Servicing Plan	73 74 75 76 77	19 20 21 22	On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway. Indicate the 100-year capture point on the plan. Provide a level area for the proposed fending at the top of slope into the NHS. The top of slope should be offset a minimum of 0.6m from the property line.	Burnside Burnside Burnside Burnside	with the most current design of the development to the south Floss refer to Figure 4.5. Achroweldged, Maintenance holes have been reducated to be standard locations as sollinden in the CRV of Prickering Engineering and Design Criteria for the Seaton Community. Resear refer to Ergure 4.5 for the revisions. Addressed: the souther and the north-west quadratic Achroweldged. Comman will be addressed at detaile design. Addressed: To single 4.2 in the north-west quadrat Acknowledged. Comman will be addressed to detaile design.
Number of the set of			Servicing Plan	73 74 75 76 77 78	19 20 21 22 23	On Street 6, there is a rear lot catch basin (RLCB) proposed in the park block. The location of this RLCB will be reviewed at detailed design. This RLCB is to be located in the rear of the lot, not in the walkway. Indicate the 100-year capture point on the plan. Rrovide a level area for the proposed fending at the top of slope into the NHS. The top of slope should be offset a minimum of 0.6m from the property line. The lots backing onto the school block will not be permitted to drain onto this block. RLCB's are to be included in the design of the walkout/locakout lots on Street 1.	Burnside Burnside Burnside Burnside Burnside	with the most current design of the development to the south Floss refer to Figure 4.5. Achonoxidged: Maintenance holes have been reducated to the dandard location as outlined in the City of Pickering Engineering and Design Criteria for the Seaton Community. Reser refer to Ergure 4.5 for the revisions. Addressed: the souther comment. Please refer removed to address the comment. Please refer to Figure 4.2 in the north-west quadrant Please refer to Tigure 4.2 in the north-west quadrant Addressed. The souther blass and the state. Addressed Charge has been public to the state. Addressed Charge has been public to accommodate RLQP's in these tids. Please refer to addition of RLQP's. Addressed. To for the grading evisions and addition of RLQP's.
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Ensure there is sufficient road grade to achieve this requirement.  The John and Street 1. In the design of the walkway(locator) tos on Street 1.  Indicate the road centraline grade on the plan. All road grades are to be between 1% and BK. The CDY requires a minimum grade of 1.0% around the longers curb on all bends in the road. Ensure there is sufficient road grade to achieve this requirement.  The John provided does not include the lands which are subject to this application. Provide an updated plan with the next submassion.  In appart to the provide figure 3.1 to show the pre-development drainage area and revise the design accordingly.  The quantity and the ensuine figure 3.1 or show from a portion of the site area included in the design capacity of the existing SVMM44. This is not acceptable. The site grading shull be revised to defined to defined the first, excluding uncontrolled areas afore the site area shown on Figure 9.1 are not consistent with the areas shown in Table 1.1 and the imperviouanes c	Burnside	with the most current design of the development to the south Floase refer to Figure 4.5. Acknowledget Maintenance holes have been reducated to the data or actions as outher in the Cry of Pickering Engineering and Design Criteria for the Seaton Community. Floase refer to Figure 4.5 for the revisions. Addressett. Besubject rear tot catch basin has been removed to address the comment. Please refer to Figure 4.2 for the revision. Please refer to Figure 4.3 for the north-west quadrant of the site. Acknowledged. Comment will be addressed at dealles design. Addresset. Besubject rear tot catch basin has been removed to data for the site. Acknowledget. Comment will be addressed at dealles design. Addresset. 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Additionally, the updated been forwell to the section of the pre- leaded design with an additional detectchrinical Report to support the design of the subdivision. SWM4540 addresset. The weighted precent inspervious calculations (as well as the related calculations, addresset of the beave requirement has been added to section 3.1 of the F1358. Recommendations
Name         Name <td< td=""><td></td><td>23-Nov-23</td><td>Servicing Plan Development Services/Functional Grading Plan Development Services/Preliminary</td><td>73 74 75 76 77 78 80 81 81 82 83 83 83 84 85 86 85 86 87 88</td><td>19 20 21 22 23 24 25 1 2 2 3 2 4 25 3 3 4 5 6 6 7 7 8</td><td>Ch Strete C, Hom is a new let cach basin (RLCI) proposed in the park black. The location of bis RLCI will be reviewed at detailed design. This RLCI is to be located in the next of the loc, not in the walkway. Redice the 1020 year capture point on the plan. The date the 1020 year capture point on the plan. The date the 1020 year capture point on the plan. The date the ford the proposed feeting if the top of lappe thould be offset a minimum of DCBn from the property line. The date the ford the integrated feeting if the top of lappe into the NLCI is and to the walkway. 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P     11     Summa     Sum		23-Nov-23	Servicing Plan Development Services/Functional Grading Plan Development Services/Frediminary On-street Parking Plan Water Resources/Functional Servicing and Sorriwater	73 74 75 76 77 78 80 81 81 82 83 83 83 83 83 83 83 83 83 83 83 84 85 85 86 87 88 88	19 20 21 22 23 24 25 1 2 2 3 3 4 5 6 6 7 7 8 8	Ch Storet R, ferre is near the cash bacin (HCD) proposal in the park black. The location of the HCD will be molescel at detailed doing: The HLD is to be located in the raw of the loc, no is the walkery.	Burnside	with the most current design of the development to the south Floar effer to Figure 4.5. Acknowledget Maintenance holes have been reducated to the data or actions as outher in the Cry of rivering Trajneering and Design Criteria for the Seaton Community. Fleare effer to Figure 4.5 for the revisions. Addresset: the souther in the north-west quadrant of the site of the seaton of the souther in the Figure 4.2 for the revision. Please refer to Figure 4.2 for the north-west quadrant of the site. Addresset: the souther figure 4.5 for the provide accommodate RICP's in these fists. Please refer to Figure 4.2 in the north-west quadrant addition of RICP's. Addresset: the souther figure 4.5 for the provider to accommodate RICP's in these fists. Please refer to the revision share been added to Figure 4.1 and 5 for the provider versions and addition of RICP's. Addresset: the souther figure 4.1. Addresset: the souther souther figure 4.1. Addresset: the souther figure 4.1. The pre-development drainage area for SWMF43 has been revised to refer to the encloader helminary O Suret parking Flas. The pre-development drainage area for SWMF43 has been rovided to refer the there encloader helminary O Suret parking flas. The spece souther down and a souther souther the to the revised figure 3.1. The quantity and ensoin control target release rates has been nondelied to be based on the pre- development drainage area for SWMF43 has has been modelied to be based on the pre- development drainage area for SWMF43 has has been modelied to be based on the SWMF44 ASWMF44 ASGMWH44 hue databaset to support the design of the addresmut to the SWMF44 ASWMF44 ASGMWH45 has addresmut the SWMF44 ASWMF45 SWM Report helminary O support the design of the addresmut drain gareas and calculations. SWMF44 design with an additional Gortechnical Report to support the design of the addresmut to the south for the weighted percent inspervious calculations (as well as the related calculations for simple the weighted percent inspervious calculations (as well as the rel
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93     13     Audersource instance quantity data     Audersource instance quantity		23-Nov-23	Servicing Plan Development Services/Functional Grading Plan Development Services/Frediminary On-street Parking Plan Water Resources/Functional Servicing and Sorriwater	73 74 75 76 77 78 80 81 81 82 83 83 83 84 85 85 86 87 85 88 87 88 88 87 90 90	19 20 21 22 23 24 25 1 2 2 3 24 25 2 3 2 4 2 5 6 7 7 8 8 9 9 9	Ci Street 6, Here 1 is need to data basis (NC2) proposed in the part black. The location of this NC2 will be reveewed at dedied design. This NC3 is to be scaled in the need of his NC, and the reveewed at dedied design. This NC3 is to be scaled in the need of his NC3 will be reveewed at dedied design. This NC3 is to be scaled in the need of his NC3 will be reveewed at dedied design. This NC3 is to be scaled in the need of his NC3 will be reveewed at dedied design. This NC3 is to be scaled in the need of his need of his NC3 is to be scaled in the design of the walked/follower list on Strees 1.  No3 de tables and the tag papeed for on scale to be scaled in the large scale of his walked/follower list on Strees 1.  No3 de tables and the large scale of his scale of his need of his	Burnside	with the most current design of the development to the south Floss refer to Figure 4.5. Achoweldged, Maintenuc holes have been reducated to be standard location as divident in the CRV of Pickering Engineering and Design Criteria for the seaton Community. Reserv refer to Ergure 4.5 for the revision. Addressed: The subject rear to tact the basin has been removed to address the comment. Piezes refer to Figure 4.2 and 5 for the revision and Addressed: Casanghas the seaton of the common Figure 4.1 and 5 for the grading revisions and addition of ACLS's. Addressed: The subject rear to tact the soft has been removed to address the comment. Piezes refer to Figure 4.1 and 5 for the grading revisions and addition of ACLS's. Addressed: The soft the soft has been addre to Figure 4.1. Addressed for the soft or the soft or Figure 4.1. Addressed. The soft for grading revisions and addition of ACLS's. Addressed: The soft the soft or Figure 4.1. The quantity and erosion control tagget release rates have been updated to be based on the pre- development drainage areas including preter Mathwase. Piezer refer to the revised figure 3.1. The quantity and erosion control tagget release rates have been updated to be based on the pre- development drainage areas an knied above. Shift 4.8 SSM/126.3 MM Report submitted December 2023. Addressed. The weighted preterm times of calculations, modelling and report have been revised above. Addressed. The weighted preterm timeprivations. Addressed. The weighted preterm timeprivations calculation time and addressed diversion. Addressed. The weighted preterm timeprivations calculation to in the institution of the Addressed diversion of the soft on the network of the Addressed diversion of the addressed to forst calculation time in additional Gortechnical Report to support the design of the suddivision, SWMF and Bern. Addressed. The weighted preterm impervisions calculations in the mainine self or the centralized filtration adjering weight and the diversed divering detailed design with an additional G
94       14       Burnside       Burnside         mm as well.         1       The discharge storage information (rating curve) used in Visual Otthymo (VO) modelling is incorrect, as it is not consistent with the Stage-Storage Discharge calculations. The discharge storage information shall represent the functional design of the facility or shall be based		23-140-23	Servicing Plan Development Services/Functional Grading Plan Development Services/Frediminary On-street Parking Plan Water Resources/Functional Servicing and Sorriwater	73 74 75 76 77 78 80 81 81 82 83 83 83 84 85 85 86 87 85 88 87 88 88 87 90 90	19 20 21 22 23 24 25 1 2 2 3 24 25 2 3 2 4 2 5 6 7 7 8 8 9 9 9	Ci Steek C, Beer L, B	Burnside	<ul> <li>with the most current design of the development to the south Floar effer to Figure 4.5.</li> <li>Achonowledget Maintenanch bids have been reducated to the dataso acturbed in the properties of the south community. Reserve fert to Figure 4.5 for the revisions.</li> <li>Addressett: Besuger carries classification of the south community. Reserve fert to Figure 4.2 for the revision.</li> <li>Please refer to Figure 4.2 in the north-west quadrant of the south community. Reserve fert to revision and addition of the site.</li> <li>Addresset: Characteristic classification of the south commodate RLCP's in these datasets of the south addition of a for the south commodate RLCP's in these datasets additions of a for the south commodate RLCP's in these datasets addition of RLCP's in these datasets of the south addition of RLCP's in the south addition of RLCP's been revised to refer to the enclosed Preliminary O Screet parking Plan.</li> <li>The pre-development drainage area for SWMF43 has been revised to release the revised addition of the revised Figure 3.1.</li> <li>The quart addition of RLCP's and the addition of the revised figure 3.1.</li> <li>The quart addition of RLCP's addition to the pre- development drainage area as revised above.</li> <li>The state the revised ob development drainage area including betwee the addition.</li> <li>The quart addition of RLCP's addition to the pre- development drainage area as revised above.</li> <li>The state the south comment will be addition.</li> <li>Addresset. Please refer to Figure 3.1, Table 1.1, and Addresset. Please refer to RLCP's addition, modelling and report have been revised addition development and additional Genetic-thical Report to support the development additional Genetic-thical Report on support the develop or the sudvision, modelling and report have been revised b</li></ul>
		23-Nov-23	Servicing Plan Development Services/Functional Grading Plan Development Services/Frediminary On-street Parking Plan Water Resources/Functional Servicing and Sorriwater	73 74 75 76 77 80 81 81 82 83 83 83 83 83 83 83 83 83 83 83 84 83 83 85 85 85 86 87 87 88 88 89 90 90	19 20 21 22 23 24 25 1 2 2 3 24 25 2 3 2 4 2 5 6 6 7 7 8 8 7 8 8 9 9 9	Ci Steek C, Beer L, B	Burnside	with the most current design of the development to the south Floar effer to Figure 4.5. Achooseledget Maintenucs holes have been effected to the data data of location as outhed in the City of Proteining Engineering and Design Criteria for the revision. Addresset H: southernik Presser effer to Figure 4.5 for the revision. Please refer to Figure 4.2 in the north-west quadrant of the station. Community Presser effer to Figure 4.3 for the revision. Please refer to Figure 4.2 in the north-west quadrant of the site. Addresset, de souther the souther data detailed and the souther of the
Addresses Press see the revised mode		23-Nov-23	Servicing Plan Development Services/Functional Grading Plan Development Services/Frediminary On-street Parking Plan Water Resources/Functional Servicing and Sorriwater	73       74       75       76       77       78       79       80       81       82       83       84       85       86       87       88       89       90       91       92       93	19 20 21 22 23 24 25 1 2 3 2 4 2 5 6 7 7 8 7 8 7 8 9 9 9 9 10 10 11 12 13	Chi Stee C, Stee L, S	Burnside	with the most current design of the development to the south Fields refer to Figure 4.5. Advocudedged Maintenuc block have been reducated to the standard location as doubled in the CRV of Pickering Engineering and Design Criteria for the seaton Community. Reserv refer to Figure 4.5 for the revisions. Addressed: The subject rear for tact the sinh has been removed to address the comment. Piesas refer to Figure 4.2 at 0.5 for the availous at dealing design. Addressed: Casanghas been updated to accommodate RLCE's in these tots. Piesar refer to figure 4.1 and 5 for the grading revisions and addition of RLCE's in these tots. Piesar refer to figure 4.1 and 5 for the grading revisions and addition of RLCE's in these tots. Piesar refer to the revised To Figure 4.1 and the sector commodate RLCE's in these tots. Piesar refer to the revised To figure 4.1. The quartity and corsion control target release rates to the revised figure 3.1. The quartity and corsion control target release rates have been updated to be based on the pre- development drainage areas an civiced above. The site has been regraded to inmit the area direct to use revised and release rates have been updated to be based on the pre- development drainage areas an civiced above. SWMF44.8 SUMV26.2 WM Report submitted account existing Reviser there of SUMF43 has calculation (sign with a additional context), the updated account existing release refer to submitted accounted on the submitted above. The site has been regraded to limit the area direct to use the revised protein submitted accounted acting prevent submitted accounted acting prevent submitted accounted acting with a redistored accounter and addition of a societor 5.1 af the FISS. Becommendiations, modeling and report) have been revised above. Addressed, The weighted prevent impervision, fination agalary with a bas been revised to addition for the activation in the main context to 100 parts accounted for the ensure the 100 part of the RoO Drain Collector (RIC) network will be serviced with a detailed des

No.         No. </th <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>						
Norm         Norm         Norm         Norm         Norm         Norm           1         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0		96	16	Time step of 15 minutes shall be used in the Visual Otthymo modelling. Revise accordingly.	Burnside	All storm events have a time step of 15 minutes, However, the VD model itself cannot have a DT of 15 minutes as it reachs in the following error "Warning: Storage coefficient is analier than time step". This error can result in a underestimation of the peak flows according to the VO user annual therefore a DT of 1 minute was used which is constraint with the previous Mattamy Setion projects completed by Burnisde.
Nome         Nome         Nome         Nome           Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         Nome         N		97	17	A Geotechnical Investigation Report shall be submitted for review. The report shall provide recommendations for the proposed facility design and construction, including but not limited to a liner design, sub-drain requirements, side slopes, etc.	Burnside	Acknowledged. Comment will be addressed during detailed design with an additional Geotechnical Report to support the design of the subdivision, SWMF, and Berm.
Nome         Nome </td <td></td> <td>98</td> <td>18</td> <td>The infiltration Gallery calculations (Appendix I) refer to the in-situ infiltration Testing completed by DS Consultant on September 4, 2018. A copy of the testing results/letter must be provided in the next submission package.</td> <td>Burnside</td> <td>Acknowledged. Comment will be addressed during detailed design.</td>		98	18	The infiltration Gallery calculations (Appendix I) refer to the in-situ infiltration Testing completed by DS Consultant on September 4, 2018. A copy of the testing results/letter must be provided in the next submission package.	Burnside	Acknowledged. Comment will be addressed during detailed design.
Nome         No         N		99	19	The functional servicing and grading plans shall show an overfand flow route for major system flows and a storm sever connection for minor system flows for the future school ate.	Burnside	Addressed. Please see the revised functional servicing and grading plans.
Nome         Nome <th< td=""><td></td><td>100</td><td>20</td><td>The proposed outfail shall be located at elevation of 179.00m to provide gravity drain for maintenance works.</td><td>Burnside</td><td>Acknowledged. This comment will be addressed during the detailed design stage.</td></th<>		100	20	The proposed outfail shall be located at elevation of 179.00m to provide gravity drain for maintenance works.	Burnside	Acknowledged. This comment will be addressed during the detailed design stage.
Nome         Nome <th< td=""><td></td><td>101</td><td>21</td><td>The proposed sanitary trunk sewer shall be located outside of the SWM/F block.</td><td>Burnside</td><td>Addressed. Please refer to Figure 4.5 for revisions to the proposed sanitary trunk sewer.</td></th<>		101	21	The proposed sanitary trunk sewer shall be located outside of the SWM/F block.	Burnside	Addressed. Please refer to Figure 4.5 for revisions to the proposed sanitary trunk sewer.
Image: Probability of the state o		102	22	Show the proposed control structure on all relevant drawings and figures. Control structures should be located within the access road.	Burnside	Partially addressed. The structure has been moved to be within the access road. However, control structure details will be provided at the detailed design stage.
Image: bit is provided by the second seco		103	23	The access road grades shall be shown on all relevant drawings and figures.	Burnside	Acknowledged. This comment will be addressed at the detailed design stage.
First in the second sec		104	24	All hazard limits and appropriate setbacks shall be shown on the Functional Grading Plan.	Burnside	Addressed. Please refer to Figure 4.1 for the revisions.
First		105	25		Burnside	Acknowledged.
First Property Content to $       First Property Content to        First Property Content to Property Proproperty Property Property Property Property Property Property P$		106	26		Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Image: Property Content         Image: Propert		107	27		Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Image: Product Vietnee Internet I		108	28	A vehicle access road must be provided to the proposed outfail (HW).	Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
$ \left  \begin{array}{c} 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 $		109	1	Lane A is in close proximity to the Peter Matthewy/Street 1 Intersection. Confirm that vehicle queuing on Street 1 will not impact access to Lane A.	Korsiak	The subject street has been removed to address the comment. Refer to the revised Draft Plan.
$ \left  \begin{array}{c c c c c } \hline 1 & 1 \\ 1 & 1 \\ \hline 1 & 1 \\ 1 & 1 \\ 1 \\ 1 & 1 \\ 1 \\ 1 & 1 \\ 1 \\$		110	2		BA Consulting Group (BA)	
Image: bit is provided bit provid bit provided bit is provided bit is provided bit is p		111	1	including operational analysis, once the curb and driveway locations are available.	ВА	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Image: problem in the second problem in the		112	2	There is a future park and school south of Street 5. Confirm if pedestrian crossings are required. The pedestrian crossing locations must be provided as per the Ontario Traffic Manual Book 15 requirements.	ВА	Acknowledged. Comment will be addressed at the detailed design stage of the development.
11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11       11 <td< td=""><td></td><td>113</td><td>3</td><td>Confirm the proposed traffic controls and show on the plans.</td><td>ВА</td><td>Acknowledged. Comment will be addressed at the detailed design stage of the development.</td></td<>		113	3	Confirm the proposed traffic controls and show on the plans.	ВА	Acknowledged. Comment will be addressed at the detailed design stage of the development.
$\frac{115}{10} \frac{15}{10} 1$	Capital Projects/Traffic Comment	114	4	Show the proposed pavement widths on the plans.	Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Infe         Infe         Infe         Infe         Infe         Infe         Advoordeged.comment will be addressed. detailed design stage of the development detailed design stage of the development per stage of the stage of th		115	5	A proposed pavement markings and a signage plan will be required.	Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Image: Party Comment         Image: Pa		116	6	Provide the proposed road cross-sections.	Burnside	Acknowledged. Comment will be addressed at the detailed design stage of the development.
Clipital Projects (Lindingue) 4       19       3       A concept pain has every paired by the Clip as a guideline for preparing a facility fit plain for the pairk block that is shared with the development area to the south. (See attached)       NAX       Acknowledged. Concent with a dedressed and a dedresed and a dedressed and dedressed and a dedressed and a dedressed						Addressed. Refer to the revised Draft Plan.
Parks Comments     10     40     Provide facility fit plans for the neighbourhood park and trailinead/vista blocks.     Acknowledget Comment will be addressed design data.       11     5     Provide bouleward tree planting plans, landscape plans and a landscape cost estimate with subsequent submissions.     NAK     Acknowledget Comment will be addressed design data.			-			Addressed. Refer to the revised Draft Plan.
Parts Lomments     LD     LA     A     NAK     detailed design stage.       11     5     Provide boulevard tree planting plans, landscape plans and a landscape cost estimate with subsequent submissions.     NAK     Acknowledged. Comment will be addressed		119	3		NAK	
	Parks Comments	120	4		NAK	detailed design stage.
detailed design stage.		121	5	Provide boulevaid tree painting paras, landscape pains and a landscape cost estimate with subsequent submissions.	NAK	Acknowledged. Comment will be addressed at the detailed design stage.