

From: [Theodhora Merepeza](#)
To: planninganddevelopment@bell.ca
Cc: [Sagar Babbar](#); [Vanessa Lightle](#)
Subject: RE: ZBLA (ZB02-2022) and Draft Plan of Subdivision (SU01-2022); 3852 Ganaraska Rd., Port Hope
Date: June 21, 2022 1:53:50 PM

Thanks Ryan for the comments on behalf of Bell.

Theodhora Merepeza, M.C.P., MCIP, RPP
Manager, Planning

Municipality of Port Hope

Office Location: 5 Mill Street South, Port Hope, ON L1A 2S6

t. 905.885.2431 x.2507

e. tmerepeza@porthope.ca | porthope.ca

From: circulations@wsp.com <circulations@wsp.com>

Sent: June 21, 2022 1:48 PM

To: Theodhora Merepeza <TMerepeza@porthope.ca>

Subject: ZBLA (ZB02-2022) and Draft Plan of Subdivision (SU01-2022); 3852 Ganaraska Rd., Port Hope

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2022-06-21

Theodhora Merepeza

Port Hope

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Attention: Theodhora Merepeza

Re: ZBLA (ZB02-2022) and Draft Plan of Subdivision (SU01-2022); 3852 Ganaraska Rd., Port Hope;
Your File No. ZB02-2022,SU01-2022

Our File No. 93735

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

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.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell’s behalf. WSP is not responsible for Bell’s responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell’s protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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CANADA POST
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

POSTES CANADA
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

June 22, 2022

<TOWN NAME>

Reference: Garden Hill Estates (3852 Ganaraska Rd, Garden Hill)
Applications for Zoning By-law Amendment and Draft Plan of Subdivision

Dear Victoria,

Thank you for the opportunity to comment on the above noted project. Canada Post has no objections for the proposed development.

Service type and location

1. Canada Post will provide mail delivery service to this development through Community Mailboxes.
2. **Detached and Townhouses dwellings:** Will be serviced through Community Mailbox. The location of these sites are determined between my department (Canada Post Delivery Planning) and the Developers appointed Architect and/or Engineering firm.
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
4. Please see attached linked for delivery standards:
http://www.canadapost.ca/cpo/mr/assets/pdf/business/standards/manual_en.pdf

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline, obligations and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.

2. If applicable please ensure that any street facing installs have a depressed curb or curb cut. Contact Canada Post Corporation – Delivery Planning for further details.
3. If applicable please ensure that any condominiums apartments with more than 99 units, incorporates a mailroom with rear loading lock box assemblies (mailboxes).
4. Finally, please provide the expected first occupancy date and ensure the future site is accessible to Canada Post 24 hours a day.

It is recommended that the owners contact Canada Post as completion draws near so as to finalize the location and compartment they will be assigned to.

Should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.



Chris Wilson
Delivery Services Officer | Delivery Planning
(416) 262-7408
Chris.wilson@canadapost.ca

Please include Appendix A & B along with the developer timeline, obligations and installation within the subdivision agreement for this application. This particular development is subject to the Canada Post clearance letter for approval.

Appendix A

1. Garden Hill Estates covenants and agrees to provide the Municipality of Port Hope with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Lockbox Assemblies as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. Garden Hill Estates further covenants and agrees to provide notice to prospective purchasers of the locations of Lockbox Assemblies and that home/business mail delivery will be provided via Lockbox Assemblies or Mailroom.

Appendix B

Additional Developer Requirements:

1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.
2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, as approved by Canada Post.
3. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
4. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
5. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Boxes or Lock Box Assemblies (Mail Room). The developer also agrees to note the locations of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes or Lock Box Assemblies (Mail Room).
6. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
7. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings
8. The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: (if applicable)
 - Any required walkway across the boulevard, per municipal standards
 - If applicable, any required curb depression for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)



Northumberland County
 Mailing: 555 Courthouse Rd, Office: 600 William St.
 Cobourg, ON K9A 5J6
 Phone: 905-372-1929 Fax: 905-373-8567

Building Inspection Report

Reference #SU01-2022

Address: SU01-2022 3852 Ganaraska Road

City: Port Hope

Inspection(s) Done:

Subdivision/ Condominium
 applications with individual On- 06/21/2022 01:51 PM
 site Sewage Systems

Items Rejected

Subdivision/ Condominium applications with individual On-site Sewage Systems	
06/21/2022 01:51 PM	
Inspected By: Kirk Johnstone	
<p>We would like to know how we did for you today, please complete our survey https://www.surveymonkey.com/r/XDGZ38X</p>	
<p>The overall review for the on-site sewage system(s) is acceptable. If rejected, please see below for infractions</p> <p>If you have any questions, please contact me at 905-373-2619 or johnstonek@northumberlandcounty.ca</p>	Rejected
<p>Review fee of \$300 per lot (lots 1 to 10) paid and for each lot after 10 \$150.00 per lot has been paid.</p> <p>Please make payable by cheque which can be dropped off at 600 William St, Cobourg or by credit card by calling the inspection line on this report.</p>	Rejected
<p>On site review photos and inspector notes</p>	Rejected

1. The proposed 10 - 21 unit condominium on Blk 104 may be outside of the scope of the Ontario Building Code for the sewage system. Please confirm that the daily loading rate "Q" is 10,000 L/day or under. If it is not, please contact MOE for approvals.
2. Lot 2 has an existing pond on the property, the sewage system appears to be located within the pond. Please relocate the proposed sewage system location.
3. Lot 3 appears to have the sewage system location too close to the pond, please relocate the system or confirm the clearance distance
4. Lots 7 and 8 appear to have their sewage systems located too close to the SWM pond, please relocate them or confirm the clearance distances.
5. Lot 43 appears to have the sewage system located too close to the wetlands, please relocate the system or confirm the clearance distance.
6. Lot 1 also appears to have the sewage system sandwiched between the existing pond and the new SWM pond, please confirm clearance distances.
7. Please indicate on the drawings that a sewage system permit is required to be obtained from Northumberland County.
8. Please provide a data matrix for the 10-21 unit condominium.
9. Please confirm if a fire main is being provided along with fire hydrants.
10. When applying for a septic permit, a BCIN qualified installer or designer is required to design and install the septic system.

NOTE: Please make the applicant aware that Northumberland County, being the Authority having Jurisdiction, requires that a sewage system permit be obtained prior to any building permit being issued.

Comments

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.



Northumberland County
 Mailing:555 Courthouse Rd, Office:600 William St.
 Cobourg, ON K9A 5J6
 Phone: 905-372-1929 Fax: 905-373-8567

Building Inspection Report

Reference #ZB02-2022

Address: ZB02-2022 3852 Ganaraska Road

City: Port Hope

Inspection(s) Done:

Zoning Amendments 06/20/2022 04:26 PM **Accepted**

Zoning Amendments	
06/20/2022 04:26 PM	
Inspected By: Kirk Johnstone	
We would like to know how we did for you today, please complete our survey https://www.surveymonkey.com/r/XDGZ38X	
We have reviewed the application and have no objection with the zoning amendment. Please provide the final decision for our records when complete. If rejected, please see notes below. no concern	Accepted
The Zoning Amendment review fee of \$ 300.00 has been provided. N/A if accompanied with another application	N/A
On site review photos and inspector notes	Accepted
A change of use permit will be required to determine if the existing plumbing or on-site sewage system is being adversely affected	N/A
The property has either full or partial public services	N/A

The property will be provided with a new on-site sewage system.	Accepted
The property has an existing sewage system which appears to be maintained and appears to be operating within the proper guidelines	N/A
A sewage system record has been located and it accurately describes the existing sewage system	N/A
A sewage system record was not found for this property. Please contact a licensed sewage system installer to locate and investigate the system for acceptable operation and maintenance. Provide a site plan drawing indicating the location and set back measurements, and size of all parts of the sewage system	N/A
The report, noted above, has been provided by the licensed sewage system installer	N/A
Comments	

If there are any Rejected items, the affected areas of the work must not be covered up unless otherwise indicated until these issues are resolved and Accepted following a re-inspection.

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com



Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO sbabbar@porthope.ca

June 21, 2022

Community Development
Municipality of Port Hope

Attention: Sagar Babbar

Dear Sagar Babbar:

Re: Draft Plan of Subdivision, Mistral Land Development Inc.
3852 Ganaraska Road
Municipality of Port Hope
File: SU01-2022

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

The comments detailed herein **do not** constitute an endorsement of any element of the subdivision design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Meghan Di Cosimo, Senior Real Estate Coordinator** at **Meghan.dicosimo@hydroone.com** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected where subdivision lots directly abut the transmission corridor after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. HONI's easement rights must be protected and maintained.

In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The safe vertical distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the safe vertical distance specified in the *Act*. All parties should also be aware that the conductors can raise and lower without warning, depending on the electrical load placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,



Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.

No comment at this time

Stephen White, CBCO, MBEO, CPSO
Chief Building Official/Acting Director of Protective Services
Municipality of Port Hope
905-885-2431 ext 2510

Hi Sagar,

There are no comments on this application from Corporate Services.

Thank you,

Brian Gilmer
Director, Corporate Services / Clerk
Municipality of Port Hope

Corporate Services Department
Town Hall: 56 Queen Street, Port Hope, ON L1A 3Z9
t. 905.885.4544 x.2230
e. bgilmer@porthope.ca | porthope.ca



June 28, 2022

Sagar Babbar, MA
Planner
Municipality of Port Hope
Planning and Development Department
5 Mill Street South
Port Hope, ON L1A 2S6

RE: County Review of a Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications – SU01-2022 and ZB02-2022

Applicant: Mistral Land Development Inc. (Garden Hill Estates)

Location: 3852 Ganaraska Road
(Part of Lot 16, Concession 8)

Municipality: Township of Cramahe

County File: D12-PH2201

The County has completed its review of the above-noted Draft Plan of Subdivision and Zoning By-law Amendment applications for 3852 Ganaraska Road (the “subject lands”) in the Municipality of Port Hope. It is our understanding that the proposed development will be rezoned to accommodate the following land uses over 36.6 hectares:

- 43 rural residential lots for detached dwellings over 15.95 hectares (ha), with minimum lot sizes of 0.3 ha and lot frontages of 18 metres (m);
- One apartment building block for between 10 to 21 condominium units over 0.67 ha;
- One stormwater management pond block over 0.72 ha;
- One drainage easement block over 0.11 ha;
- One wetland compensation/watercourse block over 1.82 ha;
- Two environmentally sensitive blocks for regulated lands over 12.90 ha;
- One hydro easement block over 1.87 ha;
- One future County road widening block over 0.15 ha; and
- Three municipal roads totaling 2.40 ha, providing connections to Ganaraska Road (County Road 9) and Porter Crescent.

It is also our understanding that future development applications such as Site Plan Review and a (Standard) Draft Plan of Condominium will be required to permit the proposed privately serviced apartment building block (Block 104) containing a road extending off the existing Frost Avenue terminus. As such, the County offers the following comments on this development proposal.

Provincial and County Official Plan Land Use Policies

Northumberland County Official Plan

The Northumberland County Official Plan (County OP) currently dual-designates most of the subject lands as “Rural Settlement Areas” and the northern quarter as “Environmental Protection Areas” (EPA). Amendment No. 1 to the County OP proposes to redesignate EPAs to Natural Heritage Areas (NHA), however the Amendment is currently under review by the Province of Ontario for final approval.

Rural Settlement Areas are one of two land use designations recognized by the County that focuses on growth (e.g., residential), provided that an appropriate level of infrastructure and public service facilities are or will be available in the immediate future and such uses are appropriate for rural settlement areas based on the nature of their servicing requirements.

EPAs and NHAs are intended to identify and protect known significant natural heritage features and areas, key natural heritage features and key hydrological features as well as Areas of Natural Scientific Interest (Significant Earth Sciences) in accordance with the Provincial Policy Statement development and site alteration policies. In addition, NHAs also recognize the importance of Conservation Oriented Lands and Enhancement Areas.

As such, the proposed development conforms to the County OP provided that adequate private services are available, and that appropriate setbacks and mitigation measures are in place from identified key natural heritage and/or hydrologic features for lands outside of the NHA.

Provincial Policies

Provincial Policy Statement (PPS)

The PPS indicates that rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. The scale of development and the provision of appropriate service levels shall consider surrounding rural characteristics.

As such, the proposed development is consistent with the PPS since it represents residential uses in a rural settlement area.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan indicates that new multiple lots or units for residential development will be directed to (rural) settlement areas.

As such, the proposed development conforms to the Growth Plan since it is in a rural settlement area and will assist the County in meeting its Housing and Population Forecasts prescribed for the Municipality of Port Hope.

County and Provincial Interests

These applications have been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial interest. The applicable matters of Provincial interest noted above are discussed in detail below.

Environmental Site Assessment

In support of the proposed development, Greer Galloway Consulting Engineers (GGCE) prepared a Phase One Environmental Site Assessment (ESA) dated May 2021.

GGCE's findings revealed that three potentially contaminating activities (PCAs) were discovered but did not result into any areas of potential environmental concern (APECs) of significance. GGCE concluded that no further environmental work is required to be conducted on the subject lands.

After reviewing the ESA, GGCE acknowledged that the subject lands briefly accommodated a commercial mechanic garage. In accordance with Ontario Regulation (O.Reg.) 153/04 (Ontario Brownfields Regulation) a Record of Site Condition (RSC) is mandatory if a proposed development introduces a more sensitive land use (e.g., commercial to residential) for any period of time. Also, in accordance with Section 32.(1)(b) of O.Reg. 153/04, a Phase Two ESA is required if a property is used, or has ever been used, in whole or in part as an Enhanced Investigation Property (EIP). EIP's are properties used for industrial purposes and specific commercial uses (including a garage).

We also note the following inconsistencies with GGCE's ESA:

- Confirmation that the cover letter date is May 31, 2020, or May 31, 2021? Only the cover letter refers to 2020, whereas the rest of the report refers to 2021. The correct date is important since ESAs are valid up to 18 months;
- Section 5.3 (Enhance Investigation Property) is missing from the report and should be included. It is possible that this section may have rationalized why additional environmental work was not considered on the subject lands despite the site once containing an EIP; and
- A rationale to explain why an RSC is not required for the subject lands since the property's history revealed a commercial mechanic garage.

As a requested condition of draft approval, the County will require that the proponent address these items prior to the Municipality granting final approval to this draft plan.

Archaeological Site Assessment

According to the Planning Justification Report prepared for the subject lands by Ecovue Consulting Services Inc. updated May 27, 2022, the proponent is currently undertaking a Stage 1 and 2 Archaeological Site Assessment for the subject lands.

As such, we recommend that the Municipality ensure that the Archaeological Site Assessment be completed and that a clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries be received noting that the report(s) has been added to its registry.

Natural Heritage

As noted above, portions of the subject lands may contain ANSI's (Significant Earth Sciences) as well as Conservation Oriented Lands and Enhancement Areas.

In support of the proposed development, the following documents were prepared:

- Environmental Impact Study (EIS), Cambium Inc. dated April 14, 2022; and
- Evaluation of ANSI Pitted Outwash Plain in Proposed Rural Subdivision Garden Hill, Cobourg, Ontario, GHD Limited, December 13, 2021.

The findings of Cambium's EIS revealed that any potential adverse impacts to natural heritage and hydrologic features on or adjacent to the subject lands as a result of the proposed development can be appropriately minimized, provided that the developer follows Cambium's recommended mitigation measures.

The findings of GHD's ANSI Evaluation revealed that through soil evaluation no ANSI's are present on or adjacent to the subject lands.

As such, we have no additional comments on natural heritage, but recommends that the Municipality ensures that both environmental studies be reviewed by the Ganaraska Region Conservation Authority (GRCA) for sign-off prior to final approval of this development.

County Inspection Services and Public Works

Comments from County Inspection Services were previously provided to the Municipality, whereas comments from County Public Works are attached to our letter.

We require that the proponent satisfy and/or address all outstanding County Public Works items listed in Attachment #1.

Summary and Draft Conditions

Based on the foregoing, we have no objections to the proposed draft plan of subdivision and zoning by-law amendment applications provided that the following conditions of draft approval are satisfied prior to clearance by the County for final approval and registration of the subdivision plan:

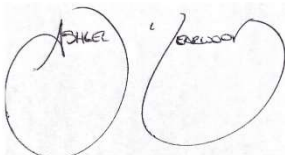
1. The Owner/Developer shall prepare a final plan to the satisfaction of the County of Northumberland and the Municipality of Port Hope in accordance with the approved draft plan prepared by Monument Geomatics, identified as Project Number 21-0135 dated May 26, 2022 which illustrates: 43 low density rural residential lots for detached dwellings; one development block for a condominium apartment building up to 21 units; two stormwater management pond blocks; two open space blocks; one drainage easement block; one wetland compensation/watercourse block; one hydro easement block; one County road widening block; and municipal roads;
2. The Owner/Developer shall prepare a land use table to the satisfaction of the County of Northumberland, which outlines the proposed land uses, total number of lots and blocks and lot areas within the draft plan of subdivision;
3. The Owner/Developer shall submit plans showing any development phasing to the County of Northumberland for review, if this subdivision is to be developed by more than one registration.
4. The Owner/Developer shall name the road allowances included in the draft plan to the satisfaction of Northumberland County and the Municipality of Port Hope.
5. The Owner/Developer shall submit updated Environmental Site Assessment documents, which may include confirmation that a Record of Site Condition was filed in the Ministry of the Environment Conservation and Parks' Environmental Site Registry to address potential site contamination within the draft plan of subdivision to the satisfaction of the County of Northumberland.
6. The Owner/Developer shall service the future residential lots and blocks in the draft plan by private well water supply and private sewage disposal systems to the satisfaction of the Municipality and County.
7. The Owner/Developer shall convey to the County of Northumberland, a road allowance widening across the total frontage of the plan on Ganaraska Road (County Road 9). This widening shall be determined as 18.25 metres north of the centreline of the existing road. This widening shall be free and clear of all encumbrances.
8. The Owner/Developer shall convey to the County of Northumberland, free and clear of all encumbrances 15 metre x 15 metre sight triangles at the future intersection along Ganaraska Road (County Road 9). All sight triangles shall be measured from the road allowance widening limits.
9. The Owner/Developer shall agree in the future subdivision agreement with the Municipality of Port Hope that the pavement structure for the roadways within the plan of subdivision shall be designed to accommodate highway vehicle loading for future waste collection vehicles and the paved surface in any cul-de-sacs shall have a minimum radius of 13 metres.
10. The Owner/Developer shall address all outstanding matters related to the Servicing Stormwater Management Report prepared by Monument Geomatics to the satisfaction of the County of Northumberland.

11. The Owner/Developer shall be responsible for the full cost of the proposed culvert replacement/upgrades and all related improvements on Ganaraska Road (County Road 9) and shall submit plans satisfactory to the County of Northumberland and other approval agencies detailing all elements of the external works on Ganaraska Road (County Road 9) and obtain all permits necessary to undertake any external works on Ganaraska Road (County Road 9).
12. The Owner/Developer shall be responsible for the management of all excess soils resultant from external works on Ganaraska Road (County Road 9) and shall undertake all investigations necessary to characterize/quantify excess materials and plan for their management in accordance with all applicable regulations.
13. In consideration for the provision of an entrance directly to Ganaraska Road (County Road 9) rather than Mill Street, the Owner/Developer shall provide illumination along the total frontage of the plan on Ganaraska Road (County Road 9) unless agreed otherwise with the County of Northumberland.
14. In consideration for the provision of an entrance directly to Ganaraska Road (County Road 9) rather than Mill Street, the Owner/Developer shall cooperate with the County to identify and contribute in a substantive way to traffic calming improvements in the Ganaraska Road (County Road 9) within the Garden Hill settlement area.
15. The Owner/Developer shall submit a Land Use Planning commenting fee of \$1,000.00 made payable to the County of Northumberland.
16. The Owner/Developer shall submit an Inspection Services commenting fee of \$5,400.00 made payable to the County of Northumberland.
17. In accordance with the County's Fee By-law applicable at the time of County clearance, the Owner/Developer shall submit a subdivision clearance fee (e.g., \$500.00) made payable to the County of Northumberland.

At such time as the Municipality makes a decision on these applications, please provide a copy of the decision to my attention.

Please feel free to contact me should you have any questions related to this matter.

Sincerely,

Handwritten signature of Ashley Yearwood in black ink, consisting of a stylized first name and a last name.

Ashley Yearwood, MCIP, RPP
Senior Planner

Attachment: 1) Northumberland County Public Works Comments – June 23, 2022

Copy: Ken Thajer
Planning and Regulations Coordinator – Ganaraska Region Conservation Authority

Dwayne Campbell
Manager, Land Use Planning and Inspection Services

Dan Campbell
Manager of Infrastructure, Public Works

Kirk Johnstone
Senior Plumbing and Sewage System Inspector



June 23, 2022

Municipality of Port Hope
56 Queen Street,
Port Hope, Ontario
L1A 2S6

Attention: Sagar Babbar – Planner, Planning and Development Services

**Re: 3852 Ganaraska Road (County Road 9) Garden Hill
Northumberland County Public Works Department Comments
for Garden Hill Estates First Submission**

The Northumberland County Public Works Department has reviewed the materials submitted by Monument Geomatics on behalf of Mistral Land Development Inc. to support draft plan approval and a zoning by-law for the proposed residential subdivision development located at 3852 Ganaraska Road (County Road 9), Garden Hill in the Municipality of Port Hope. The County of Northumberland Public Works Department provides the following comments for action/resolution by the proponent relative to the County's transportation network infrastructure:

3852 Ganaraska Road Development, Garden Hill Estates – Revised Site Access Review (dated April 18, 2022)

1. The County is in agreement with the rationale presented in this letter to support the provision of an access point connecting to County Road 9 rather than Mill Street. The comments provided below are reflective of the County's agreement to the proposed access to County Road 9 located approximately 200 m east of Mill Street.

Garden Hill Estates Residential Subdivision, 3862 Ganaraska Road, Garden Hill Ontario – Traffic Study Report (prepared by Tranplan Associates and dated April 2022).

2. The site address in the report title should be corrected (3862 vs 3852).
3. The report assumes that the proposed development will include 50 residential lots and 10 apartment units. Relative to the proposed draft plan (43 lots), the number of residential lots is conservative. However, the draft plan notes up to 21 apartment units on Block 104.

Given that the number of residential lots is conservative, the overall volume of traffic introduced to the County road network is sufficiently captured and the County would not require the traffic report to be updated unless the total proposed number of apartment units exceeds 21 or there is also an increase in the number of individual residential lots.

4. Minor notes for section 2.3.1/2.3.2:
 - a. County Road 9 becomes Durham Region Road 9 at Durham/Northumberland boundary at Cold Springs Camp Road.



- b. The County would consider County Road 9 and County Road 10 to be rural/semi-urban arterial roads with continuous roads such as 7th Line to the south being rural collectors.
 - c. Estimated 2021 ADT values are agreeable.
5. The analysis provided indicates that there is no requirement for auxiliary lanes at any of the study area intersections based on background traffic growth and additional development traffic to the 2032 horizon year.

The County agrees with this analysis but for completeness would request that a sensitivity analysis scenario be provided to confirm that the conclusions relative to the need for an eastbound left-turn lane at Street A would not change if trips for the existing development on Porter Crescent and Wright Crescent were diverted to Street A.

Garden Hill Estates Servicing and Stormwater Management Report (prepared by Monument Geomatics and dated April 14, 2022)

Comments from Northumberland County Public Works are focused on stormwater management with respect to OF#1 and SWMF#1 flowing towards County Road 9.

6. The report assumes a 30 m long weir on County Road 9 at an elevation of 177.54 m. Sufficient survey data should be collected to allow for the design of the culvert work and be used to more accurately represent the weir in the final modelling.
7. The final paragraph notes that the Ganaraska Road (County Road 9) culvert conveys the 100-year event with minimal upstream ponding, however, there is a 25% flow reduction between the upstream and downstream sides of County Road 9 shown in Table 7-2. Is this entirely attributable to energy loss in the existing culvert? Please provide further rationale for the flow reduction over such a short segment of the overall reach.
8. It is noted that the Regional Storm event cannot be conveyed by the Ganaraska Road (County Road 9) culvert and that flows will overtop County Road 9 under existing conditions. However, a peak flow rate reduction is shown in Table 7-2 for the node downstream of County Road 9. While some storage will occur, it would seem that once spill over the road commences the peak flow rate downstream of County Road 9 would be equal to the peak inflow rate upstream of County Road 9. Please provide further rationale for the reduction in flows.
9. Provided that the GRCA is in agreement with the technical approach and details, the County is supportive of increasing the size/capacity of the culvert crossing under Ganaraska Road (County Road 9) on the basis that it eliminates overtopping of the road as well as reduces the limits of the regional floodplain upstream of County Road 9. The County understands that the impacts on the downstream floodplain elevations are expected to be minor based on the assumptions used in the original (TSH) floodplain mapping. However, the following comments are provided:
 - a. The County is concerned that increasing the size of the culvert may potentially increase the actual flows conveyed downstream for smaller more frequent



events, which may result in increased and unexpected nuisance flooding on downstream properties.

The County would suggest exploring the opportunity to increase the overall capacity of the crossing by installing a twin culvert at a higher invert elevation to provide relief capacity during major events and minimize the increase in downstream flows.

10. The following should be considered as part of the detailed design for any culvert replacement/twinning works on County Road 9:
 - b. All necessary permits to be obtained by the proponent including the Conservation Authority, DFO, MNRF, and any necessary supporting studies expanded/completed as necessary by the proponent to support permit applications.
 - c. The County's inventory information indicates the condition of the existing 600 mm dia. CSP culvert as fair, thus its replacement should occur even if a twinning approach is determined to be viable/preferable.
 - d. Road restoration shall meet the County's standards including appropriate frost tapers, lap joints, and pavement structure (asphalt and granular).
 - e. The proponent shall expand any geotechnical/environmental investigations to address the characterization of excess soils from the culvert location and plan accordingly for the reuse or offsite disposal, understanding that there will likely be elevated levels of SAR/EC encountered.
 - f. Inclusion of sufficient downstream erosion control measures to transition flows back to channel level from any relief culvert(s) set at higher elevations.
 - g. Significant work at the culvert location will trigger requirements to make upgrades to roadside safety measures (i.e. guiderail). Future design activities by the proponent should review the need for guiderail based on current TAC guidelines and include appropriate provisions. Cost-sharing arrangements would be developed considering that the proponent's activities trigger the need at a location not previously prioritized by the County.
 - h. A sufficient platform should be provided to accommodate a future 1.5m paved shoulder plus minimum 1.0m granular shoulder beyond (2.5m total width).
11. Please provide units for columns in all tables (e.g. Table 9-1, 9-2, etc.).
12. Target Flows provided for OF#1 in Table 9-1 do not match the pre-development release rate targets provided in Table 8-10. In some instances, controlled flows in Table 9-1 exceed targets from Table 8-10. Please revise accordingly or confirm the relationship between these two sets of values more clearly.
13. Please confirm if the max 655 m³ of storage provided by SWMF#1 is in addition to the 154 m³ required for quality control (i.e. is the storage stacked?).
14. Please confirm how a functional outlet for the low flow channel through SWMF#1 (dry pond) will operate in conjunction with the quality and quantity control outlets. If all flow



is passing through a 75 mm orifice inside a structure of some form, this may be prone to becoming obstructed with debris in a dry-pond type of configuration where all debris and sediment carried by the low flow channel eventually reach the outlet. Further details are required to understand the operation of the pond outlets under various conditions.

15. Please confirm the outlet location for SWMF#1. The County's preference would be for SWMF#1 to outlet to the east under street A and flow into the watercourse, which appears to be the case based on pg 33 but from Drawing SWM-02 it appears that the outlet may be to the County Road 9 ditch and partially within the road allowance widening being provided for County Road 9. All constructed works associated with SWMF#1 should be located outside of the 30 m setback from the centreline of County Road 9.

Site Plan Drawing (SP-01) for Garden Hill Estates (Monument Geomatics, dated April 18, 2022)

16. The Cul-de-sac layout should provide for a minimum radius of 13m to the edge of pavement in order to accommodate curbside waste collection vehicles in the event that this service is provided in the future for the rural (Ward 2) area of the Municipality of Port Hope.
17. It is suggested that the walkway in the wetland compensation block does not extend to County Road 9 as there are no connecting pedestrian facilities.
18. It is suggested that Street A include a short length of paved shoulder that provides connectivity from future paved shoulders on County Road 9 so that cyclists could ultimately exit County Road 9 on a paved shoulder and transition to a shared lane outside of the intersection.
19. As outlined in prior comments, the County will anticipate the proponent will work with the County to implement illumination improvements and traffic calming gateway improvements as external works that help to offset the impacts to the new entrance to the County Road 9 corridor.

Site Plan Drawing (SP1) for Block 104 (Monument Geomatics, dated April 18, 2022)

20. The 30m setback between all proposed "hard" infrastructure on the site and the centreline of County Road 9 is acceptable and should be maintained if any future changes to the site layout are made.
21. The functional servicing report and hydrogeological study do not appear to specifically discuss water servicing for the multi-unit residential development on Block 104. It is our understanding that this is test well A319297 (TW #4). Please confirm if this well will be decommissioned or if it is planned to service Block 104. Preferably the well servicing Block 104 should be located outside of the 30 m setback from the centreline of County Road 9.

The comments above are intended to help outline the County's expectations with respect to future detailed submissions related to the development proposal for the subject site. New issues/items not included here may arise as the development proposal becomes more complete and the County undertakes a review of detailed submissions.



Should you require additional information, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Campbell", with a stylized flourish at the end.

Dan Campbell
Manager of Infrastructure, Public Works

cc Ashley Yearwood – Senior Planner, Land Use Planning | Northumberland County



MEMORANDUM

WORKS AND ENGINEERING DEPARTMENT

DATE: June 27th / 2022

TO: Theodhora Merepeza

FROM: Jamie McKelvie
Project Coordinator

SUBJECT: Works & Engineering Draft Plan Conditions
Garden Hill SU01-2022
Municipality of Port Hope, Ontario

The Works and Engineering (W&E) Department has reviewed the above noted application and provides these comments;

1. The Owner is required to provide a stormwater management (SWM) report proving the post development flows are equal to or less than the pre-development flows signed and stamped by a professional engineer which will be reviewed by the GRCA on the Municipality's behalf.
2. As per the Hydrogeological and Servicing Study (Greer, April 2022), well A319287 did not produce sufficient yield to meet anticipated residential uses. This well also generated groundwater that did not meet Ontario Drinking Water Standards or the requirements of MECP Guideline D-5-5. This well should be abandoned by a licensed well contractor in accordance with O.Reg. 903. If the development proceeds using the proposed lot density, as per the Hydrogeologic that a viable well be established on each lot before that lot can be made available for sale.
3. As per the EIS Study (Cambium April 14th, 2022) a continuous permanent fence should be installed along the rear lot line of each of the lots overlapping the woodland area, prior to the sale of the lots. This fence should be installed by hand, to limit damage to the woodland feature.
4. As per the EIS (Cambium, April 14th, 2022), a the professional arborist should be retained to undertake the tree removals to prevent unintended damage to retained trees.
5. That the road allowances included in this draft plan shall be shown and dedicated as public highways.
6. That the Owner shall pay for a peer review of any study, report or guideline, if/as required by the Municipality of Port Hope (MPH).

7. That engineering drawings be prepared in accordance with current MPH standards, policies and requirements. Prior to the preparation of the subdivision agreement, the plans and drawings are to be submitted to and approved by the Director of Works and Engineering. Further that the engineering drawings be consistent with the streetscape/architectural control guidelines and further that the engineering plans shall co-ordinate the driveways, street utility hardware and street trees in order to ensure that conflicts do not exist, and street trees are accommodated.
8. In the event that the subdivision agreement is not executed within one (1) calendar year from the date of approval of the engineering drawings, they shall be resubmitted to the Director of Works and Engineering for approval again prior to execution of the subdivision agreement.
9. That prior to final approval, the following lands will be conveyed to the Municipality of Port Hope.
 - Drainage Easement identified as Block 102.
 - Stormwater Pond Block 100
10. If further refinements of the servicing details show that the servicing block(s) have been undersized or not provided at all, the Subdivider shall revise the plans accordingly.
11. That prior to final approval, the Owner shall prepare a drawing to identify to the satisfaction of the Director of Works and Engineering the following:
 - i) Street "A" will be two-way traffic.
 - ii) Street "B" will be two-way traffic.
 - iii) Street "C" will be two-way traffic.
12. Porter Crescent cul-de-sac must be removed at Owners expense then tie into the adjoining road to make a continuous right of way and be constructed as per Municipality of Port Hope standards.
13. Frost Avenue must have a cul-de-sac installed as per municipality of Port Hope standards before entering into the private entrance of Block 104.
14. As per the Geotechnical Report (Greer, May 6th, 2021) the pavement structure shall be;
 - 40mm HL3 surface course
 - 50mm HL8 binder course
 - 150mm OPSS 1010 Granular A base
 - 400mm OPSS 1010 Granular B Type 1 subbase
15. As per the Traffic Study Report (Tranplan Associates, April 2022), all signage and pavement markings should be constructed in accordance with the guidance provided in the Ontario Traffic Manual (OTM) and the Manual of Uniform Traffic Control Devices of Canada (MUTCDC).
16. That prior to final approval, the Owner agrees to prepare a Utility Coordination Plan to the satisfaction of the Municipality.
17. That prior to final approval, the Owner agrees to prepare a full streetlighting design to the satisfaction of the Municipality.
18. That prior to final approval, the Owner agrees to prepare a Soil Management Plan to the satisfaction of the Director of Works and Engineering.
19. That prior to final approval, the Owner agrees to prepare a Construction Traffic

Management Plan, including dust control, to the satisfaction of the Director of Works and Engineering.

20. That the Owner agree in the subdivision agreement to carry out or cause to be carried out all of the measures and recommendations contained within the Construction and Traffic Management Plan.
21. The Owner is required to submit a detailed cost estimate illustrating on-site and off-site fees required for complete build out of the lands. The Municipality will collect 100% of the off-site costs and 50% of the on-site cost in securities before the subdivision is signed.
22. As per the Works and Engineering fees and charges By-law, a Public Works User Fee will be collected at 4.5% of the first \$200,000 and calculated at 2.5% for any amount above \$200,000.
23. That the subdivision agreement between the Owner and the Municipality of Port Hope contain provisions requiring the Owner to undertake the regular cleaning of the streets within subdivision as well as adjacent streets, as impacted by construction activity, all to the satisfaction of the Director of Works and Engineering.
24. That the Owner shall agree to design and construct all servicing requirements (roads, storm, natural gas, electrical, etc.) to the specifications of the approving authorities (the Municipality of Port Hope, Enbridge, Hydro One, etc.) and the cost thereof shall be paid by the Owner.
25. That the Owner shall provide proof of an 'Offer to Connect' from Hydro One, and also agree to protect any existing Hydro One facilities during the construction of this subdivision.
26. That the locations for all community mailboxes for mail delivery shall be located to the satisfaction of Canada Post and the Municipality of Port Hope.
27. That such easements as may be required for utility, telecommunication services, drainage or servicing purposes shall be conveyed to the appropriate authority.
28. That prior to final approval, Bell Canada shall confirm by letter that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities servicing this plan of subdivision which facilities are required by the Municipality of Port Hope to be installed underground.
29. That the Owner shall enter into a subdivision agreement with the Municipality of Port Hope. Without limiting the generality of the foregoing, the Owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Port Hope, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage.
30. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the Municipality of Port Hope is satisfied that adequate road access and storm drainage facilities are available to service the proposed development.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jamie McKelvie". The signature is written in a cursive style with a large initial 'J' and 'M'.

Jamie McKelvie
Project Coordinator
Municipality of Port Hope

From: [Ken Thajer](#)
To: [Theodhora Merezpeza](#)
Cc: [Leslie Benson](#); [Cody Woodcock](#); [Joanne May](#); [Cory Harris](#); [Jessica Mueller](#)
Subject: RE: 3852 Ganaraska Road - final
Date: July 4, 2022 12:11:54 PM
Attachments: [image001.png](#)
[hydrogeological_guidelines.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Garden Hill Estates (File No.: SU01-2022)
Mistral Land Development Inc. c/o Chris Donegan
3852 Ganaraska Road
Municipality of Port Hope

The Ganaraska Region Conservation Authority (GRCA) is in receipt of the first submission in support of a proposed draft plan of subdivision located on the north side of County Road 9 (Ganaraska Road) in Garden Hill within the Municipality of Port Hope. GRCA staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation (168/06). GRCA also provides comments as a commenting agency to the Municipality of Port Hope with respect to Natural Heritage, Stormwater Management and Hydrogeology. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies.

Ontario Regulation 168/06

The subject lands contain GRCA Regulated Areas. A permit from the Authority will be required for development (including fill placement and site grading) as well as an interference with a wetland within GRCA's Regulated Area.

Natural Hazards & Stormwater Management

The following section deals with natural hazards (including the floodplain, valleylands and erosion hazards) as well as stormwater management.

The consultant did not undertake hydrologic and hydraulic modelling for the north tributary, but used the water surface elevations on the GRCA's flood plain mapping. However, those elevations are a result of backwater from the main channel, not calculated flood plain elevations. Having said that, the GRCA will accept a 43m setback on either side of the north tributary to include toe erosion allowance plus stable slope allowance plus a 6m access allowance. On this basis, the setbacks from the hazard features (in the north of the subject property) are satisfactory.

1. The County of Northumberland and the GRCA will have to approve the replacement of the culvert under County Road 9. GRCA Engineering has concerns regarding increased flows during both minor and major events (which has somewhat been addressed in the report). Twinning the culvert may be a better alternative which will be subject to discussion with the County. Further discussion must be had in this regard. Depending on what is approved (or not)

in terms of a culvert replacement under County Road 9, no development will be permitted within the regulatory flood lines on the subject lands. GRCA notes that currently there are lots being proposed within the floodplain of the tributary in the southern portion of the property. GRCA cannot support lots that extend into the floodplain.

2. Sect. 5.3 in the SSM Report: the types of soils should be corrected to Pontypool Sandy Loam and Bondhead Loam.
3. Sect. 6.1- Outfall #2 references catchment area 107B, but area 107B is not depicted on the Pre-catchment Area Drawing. Please address.
4. The same paragraph states that “a small external area within received [?] in Catchment 107B within the hydro easement. Since development is not propose past the hydro easement, Monument did not model these catchment areas in either the pre- or post-development conditions.” While area 107B may not be developed, it is still contributory to either the north tributary or the south tributary and should be included as an external drainage area similar to area 104EXT.
5. Sect. 7.2.1- Where are the channels that are discussed in this section? A detailed grading plan must be submitted in support of this draft plan. Please address.
6. Page 12- second last paragraph- “any potential storage occurring upstream of the crossing” should always be ignored since the crossings are not flood control structures.
7. Do not attenuate the flows listed in Tables 7-2 and 7-4 due to the presence of County Road 9 since the road is not a flood control structure.
8. Sect. 7.2.2- Catchment Area FLD3 is not shown anywhere in the submission. Please address.
9. Will the culvert under Street A have the capacity to convey 100 year post-development flows from the pond to Outfall #1? Please address.
10. How will the flows from the east side of Catchment 201 get to the pond? Please address.
11. If a small portion of Lots 41 to 43 drain uncontrolled to the east, where does the rest of the lots drain to? Please address.
12. On-site quantity controls will be required for Catchment 203 at the time of site plan application.
13. Should the texts under Catchment 300A and 300B be interchanged? Please clarify.
14. Table 8-6 is titled “Post-controlled Peak Flows”, but the columns are titled “Uncontrolled Peak Flows”. Please address.
15. How is Table 8-3 different from Table 8-6. Please clarify.
16. Runoff from Catchment 400 should be directed to SWM Facility #2. Please address.
17. What is being referred to as “Reservoir” in Table 8-6? Please clarify.
18. Pre-development flows in Tables 8-2 and 8-8 should match. Please address.
19. Sect. 9.1 appears to state that a rock check dam will be used to control the outflow from SWM pond #1. GRCA staff note that this is not sufficient to control the post-development flows to pre-development levels. Please address.
20. Where did the Target Flows in Table 9-1 come from? Should they not match the pre-development flows in Table 8-2? Please address.
21. In accordance with GRCA’s Technical and Engineering Guidelines for Stormwater Management Submissions, SWM facilities must meet enhanced level requirements (80% removal of TSS). Please address.
22. What is being expressed in the second column of Tables 9-1 and 9-3 “Pond

- Outfall"? Please clarify.
23. Where did the flows listed in the second column of Tables 9-2 and 9-4 "Inflow" come from? Please address.
 24. The invert of the outlet from SWM pond #1 must be higher than the 25 year water surface elevation on the south tributary. Please address.
 25. Sect. 9.2- a clay liner is required to prevent groundwater from partially or fully filling the SWM facility prior to the storage being required for a storm event. Please address.
 26. Table 9-5 is confusing as it appears to compare pre and post-development flow into the pond. If the Table is intended to compare pre-development flows with post-development outflow from the pond, controlled flows must not exceed pre-development flows. Please address.

Additional comments may apply after the above comments have been addressed.

Hydrogeology

27. Based on the report and background information reviewed it is the opinion of GRCA staff that the information provided by The Greer Galloway Group Inc does not acceptably assesses the hydrogeological conditions at 3852 Ganaraska Road. The narrative of the hydrogeological study includes a discussion of the groundwater monitoring system. This component needs to be expanded using the data provided within the report in combination with the water balance form within the hydrogeological assessment submission form, in order to address potential impacts on the water balance with respect to the recharge/discharge characteristics at the site. Post-development water balances should meet the pre-development values. In addition, the hydrogeological report should speak in more detail to the potential impacts of the development site, including reduction in infiltration potentially leading to reduced interflow and baseflow discharge, raised or lowered water levels in shallow aquifers, changes in shallow groundwater flow direction, and creation of preferential pathways that may increase susceptibility of contamination in the subsurface. A description and figure of the proposed site alteration that clearly outlines ground elevations and change in drainage patterns should be addressed. The submission should be consistent with the hydrogeological guidelines (attached).

Natural Heritage & Wetland

28. GRCA staff are in receipt of the report "Peer Review of Environmental Impact Study for 3852 Ganaraska Road, Garden Hill, Ontario" (North-South Environmental, June 27, 2022). GRCA staff have reviewed and are in agreement with the peer review by North-South Environmental. On this basis, GRCA recommends that the Environmental Impact Study by Cambium is updated to address the items identified in the peer review by North-South Environmental.
29. The application proposes to remove a wetland. GRCA does not have policies to support the removal of a wetland for the purpose of creating a residential lot. In general, GRCA requires setback from wetlands features. The submission has indicated compensation elsewhere on the subject property. GRCA notes the following with respect to the wetland:

- a. There is generally an inability to fully replace the complex ecosystem function of wetlands.
- b. Extending Porter Crescent does not require the removal of the wetland. There may be some encroachment into the buffer to the wetland, but this should be minimized. The impact, as a result of an encroachment into the buffer, must be addressed.
- c. On-site compensation is shown on the concept drawing. Compensation is generally a last resort and preservation of the feature is the main objective. If compensation is to be pursued there must be further discussion to ensure there will be a net ecological benefit as a result of a loss of the wetland feature.
- d. There does not appear to be adequate justification for the removal of the wetland related to the proposed development. It appears that the only reason to remove the wetland is for the creation of a new lot. GRCA does not support the removal of a wetland in order to create a new lot.

On this basis, GRCA requests the wetland remain and appropriate setbacks from the wetland be maintained. In general, GRCA requires a 30m setback from the wetland. This should be reflected in a revised submission. However, should compensation be continued to be proposed, GRCA requests that a more detailed discussion is arranged upon receipt of a revised (and satisfactory) EIS.

30. Off-site compensation has been indicated as being proposed through a condition of draft plan approval. Any proposal for off-site compensation should be provided at this time for review and consideration. Therefore, should off-site compensation be required, a detailed plan should be provided at this time.

When a new submission is made, please provide a comment response table indicating the above comments and how each of the comments was addressed.

Notes to Municipality

1. The geotechnical reports states that groundwater was encountered at depths of 1.5m to 3m "below the ground surface". The houses may be required to be slab-on-grade (ie: no basements).
2. The SSM Report states that the 400mm culvert under Mill St. identified as Outfall #4 is "undermined with runoff not being conveyed through the culvert ...". Since it's anticipated that this culvert may convey controlled flows from the SWM pond on Block 101, this culvert should be repaired/replaced, assumedly by the developer.
3. The developer has suggested compensation for the loss of the significant woodland at a 2:1 ratio upon receipt of draft plan approval. This is not acceptable as the proponent has not demonstrated there will be no off-site

impacts as a result of the loss of the feature at this time. On this basis, GRCA recommends the following:

- a. The EIS is appropriately updated.
- b. Once the Municipality and Authority are in receipt of a satisfactory EIS, off-site compensation could be considered and discussed. However, the details must be provided prior to draft plan approval.

Regards,

Ken Thajer, MCIP, RPP

Planning & Regulations Coordinator



"Clean Water Healthy Lands for Healthy Communities"

2216 County Road 28

Port Hope, ON L1A 3V8

(905) 885-8173 ext. 245 / (905) 885-9824 fax

kthajer@grca.on.ca / www.grca.on.ca / www.ganaraskaforestcentre.ca

Please note that due to COVID-19 concerns, the GRCA administration office is closed to the public. Please contact us by email or phone.

Hydrogeological Assessment Submissions

Conservation Authority Guidelines for Development Applications

June, 2013

Note to Reader: This document has been provided in an attempt to standardize the hydrogeological study requirements to support development applications reviewed by Conservation Authorities and should be referred to for guidance purposes only. It is not a legal document and should not be used as such. In addition, this document has not been endorsed by all Conservation Authorities. This document has been drafted to satisfy specific requirements applicable to hydrogeologic studies that meet the needs of most Conservation Authorities and for that reason, not all content of the document may be appropriate for your hydrogeologic study or Conservation Authority. Therefore, while this document may serve as an excellent starting point for undertaking hydrogeologic studies, independent judgment and pre-consultation with your Conservation Authority and municipality is strongly recommended to determine the scope of your study.