

From: noreply@porthope.ca on behalf of Doug Burgess
To: [Planning](#)
Subject: Comments on the Osaca Subdivision SU01-2023
Date: July 3, 2023 10:09:54 PM

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.

1. In the Planning Justification Report under Discussion on Pg. 15, it is stated that "The owner has prepared a hydrogeological assessment which demonstrates that the soil conditions can support the creation of fifty-eight residential dwelling lots within the property." However, in the Hydrogeological Study Report under Conclusions and Recommendations on pg. 12, the following point is made: "The Groundwater Impact Assessment concludes that a groundwater nitrate concentration of 10.7 mg/L will be achieved at the property boundary which exceeds the ODWS and does not satisfy the requirements of D-5-4. The following mitigation options are provided: a) If the number of lots is maintained at 59, each proposed sewage disposal system would require advanced treatment to ensure that the effluent leaving the system does not contain more than 37 mg/L nitrogen b) Alternatively, if the number of lots is reduced to 53, conventional sewage disposal systems (nitrate loading of 40 mg/L) without advanced treatment would result in acceptable nitrate concentrations at the property boundaries." What does this "advanced treatment" consist of and how feasible and costly is it to implement?
2. In the Hydrogeological Study Report under Conclusions and Recommendations on page 13, it is stated "The installation and testing of water supply wells on the Subject Property is scheduled for 2023 to ensure that adequate water supply and quality is available to the Proposed Development." Has the testing been done? This is key information for decisions about the project.
3. If the Municipality approves the requested reductions in lot sizes and frontages from the standard and accepted values stated in the zoning by-law and then over time drinking water wells become contaminated, is the Municipality responsible to correct the situation?
4. The boundary of Osaca is shown in Fig. 3 in the Planning Justification Report. In what Municipal document are the coordinates of the boundary listed?

Origin: <https://www.porthope.ca/en/business-and-development/current-subdivision-applications.aspx>

This email was sent to you by Doug Burgess through <https://www.porthope.ca>.