

July 6, 2016

LANDMARK Associates Limited
380 Armour Road, Suite 140
Peterborough, ON K9H 7L7

Attn: Mr. Darryl Tighe, M.Sc., MCIP, RPP

Dear Sir:

RE: Proposed Plan of Subdivision for the Hubble Subdivision to be located at 2379 Chemong Road, Township Selwyn, County of Peterborough.

Further to our recent meeting I have completed a review of the current draft plan (May 27, 2016) for the Hubble Subdivision to be located at 2379 Chemong Road. The review consisted of comparing this most recent plan (see attachment) to the plan that was the basis of the September, 2013 traffic report prepared by Tranplan Associates. This assessment also included a review of the 2013 traffic study report summarizing the traffic analyses and the geometric requirements for the proposed site entrance to Chemong Road. It is noted that the revised draft plan of subdivision is similar to the plan¹ that was the basis of the 2013 traffic report. The number of residential units remains the same at 24 single family dwellings. The general layout of these residential lots along a central spine road remains the same. Given that the study was completed in 2013 for a 2020 planning horizon, the study conclusions and recommendations should remain valid.

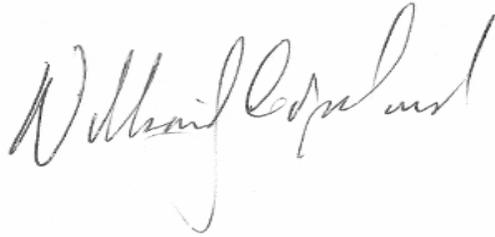
The 2013 draft plan showed two blocks fronting directly on Chemong Road. Discussions at the time suggested that they might be future commercial uses. However, since no definitive plans were in place, they were not considered in the study analyses. It is noted that in the current May 27, 2016 site plan, specific uses for these two blocks (# 29 and # 30) remain undefined. Since 2013 there has been further discussion on future commercial uses that might be located in these blocks. But no specific development plans are currently in place.

The 2013 traffic study assumed when plans for commercial uses in the two blocks fronting on Chemong Road were developed, an appropriate traffic study would be undertaken. This study would assess the traffic impacts of these uses at that time. This future update traffic study would define any necessary upgrades and/or mitigation measures that would be required at the site entrance intersection with Chemong Road.

¹ See *Exhibit 2*, of the 2013 traffic report, 2379 Chemong Road Proposed Subdivision prepared by Tranplan Associates, September 2013.

When plans for any commercial uses on 2379 Chemong Road site are developed, Tranplan Associates can supply supporting background information from the working papers and files developed for the 2013 traffic study. If you should wish to discuss further details of such future traffic analyses for the study site, please contact me at your convenience.

Yours truly,



William Copeland P.Eng.

WJC/tlg

Schedule of Land Use

Lot	Frontage	Area (ha)	Use
1	63.4 m	0.64 ha	Residential
2	64.2 m	0.67 ha	Residential
3	68.4 m	0.72 ha	Residential
4	54.2 m	0.59 ha	Residential
5	64.6 m	0.71 ha	Residential
6	55.2 m	0.73 ha	Residential
7	53.8 m	0.81 ha	Residential
8	57.0 m	0.92 ha	Residential
9	57.0 m	0.94 ha	Residential
10	57.0 m	0.95 ha	Residential
11	57.0 m	0.95 ha	Residential
12	57.0 m	0.94 ha	Residential
13	59.0 m	0.89 ha	Residential
14	79.8 m	1.04 ha	Residential
15	84.0 m	2.19 ha	Residential
16	59.0 m	1.05 ha	Residential
17	57.0 m	1.05 ha	Residential
18	57.0 m	1.05 ha	Residential
19	57.0 m	1.05 ha	Residential
20	57.0 m	1.06 ha	Residential
21	57.0 m	1.08 ha	Residential
22	51.1 m	1.30 ha	Residential
23	51.5 m	1.34 ha	Residential
24	72.6 m	1.47 ha	Residential

Block	Area (m ²)	Area (ha)	Use
29	23830.79 m ²	2.38 ha	Commercial
30	13216.26 m ²	1.32 ha	Commercial
31	209.96 m ²	0.02 ha	Municipality
32	283.50 m ²	0.03 ha	Municipality
33	1811.18 m ²	0.18 ha	County
34	5760.64 m ²	.57 ha	Open Space
35	7698.32 m ²	.91 ha	Open Space
36	60093.08 m ²	6.01 ha	Env. Protection
37	30,729 m ²	.003 ha	Municipality
Street 'A'	28 m ²	2.36 ha	Municipality
Total Area of Subdivision = 37.92 hectares			

DRAFT PLAN OF PROPOSED SUBDIVISION

2379 CHEMONG ROAD
 NORTH HALF LOT 9, WEST COMMUNICATION ROAD (SMITH)
 TOWNSHIP OF SELWYN
 COUNTY OF PETERBOROUGH



— LIMIT OF LANDS SUBJECT TO THIS APPLICATION

SCALE: 1: 1 500 metres



METRIC

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 SUB SECTION 17 OF THE PLANNING ACT, R.S.O. 1990, C.P. 13

- (a) As shown on draft plan
- (b) As shown on draft plan and key plan
- (c) As shown on draft plan and key plan
- (d) Proposed lot usage: Residential, Commercial, Environmental Protection, Open Space
- (e) Adjacent lot usage: Environmental Protection, Agricultural, Rural
- (f) Lot dimensions and areas on draft plan are approximate
- (g) As shown on draft plan
- (h) Water supply: Individual Private Wells
- (i) Soil Type: Otonabee loam & Washago
- (j) Contours as shown on draft plan at 5.0 m Intervals
- (k) EMS, solid waste and recycling services
- (l) As shown on draft plan

OWNERS AUTHORIZATION

I authorize LANDMARK ASSOCIATES LIMITED to prepare and submit this draft plan of subdivision to the Township of Selwyn for approval.

OWNER

STUART HUBBLE _____ DATE _____

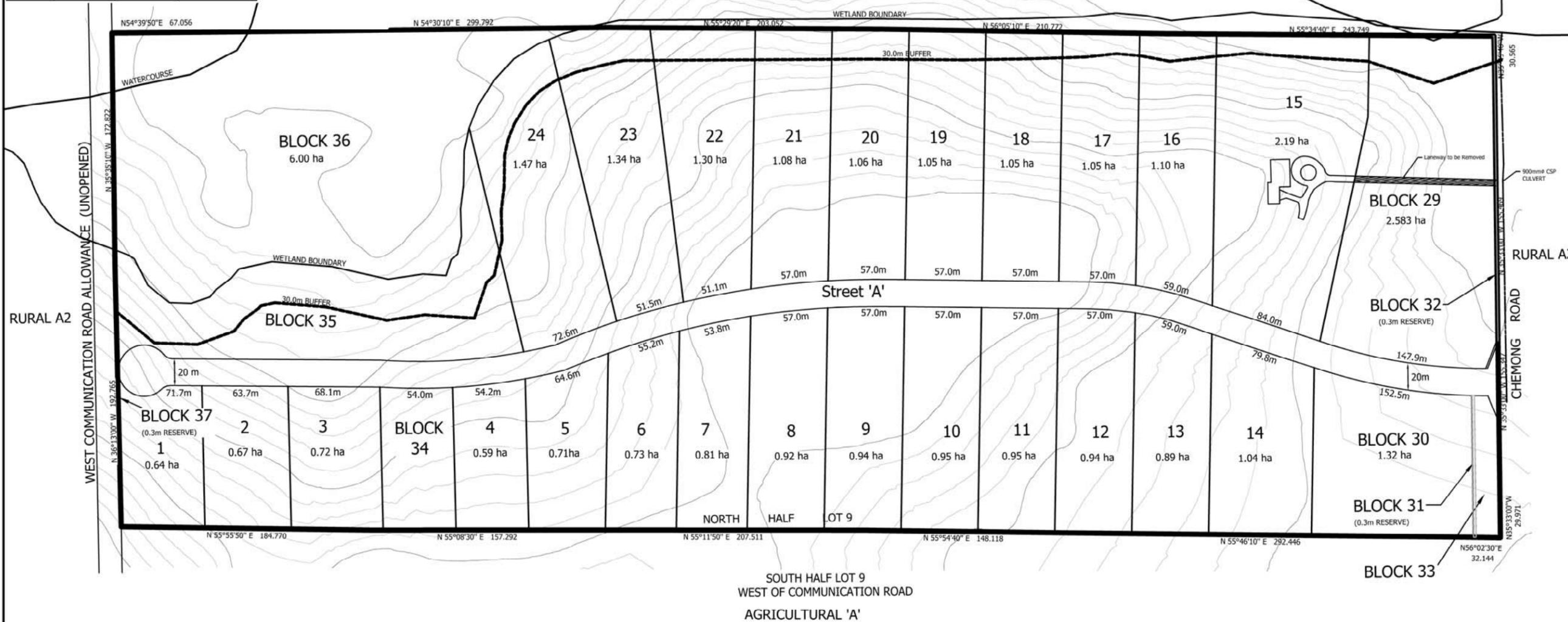
SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown.

Elliott & Parr Ltd. _____ DATE _____

PREPARED BY:

DARRYL J. TIGHE _____
 DATE _____



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 www.landmarkassociates.ca landmark@landmarkassociates.ca

DATE: May 27, 2016 PROJECT NO: P11-896