

Contact	Subject	Comment	Primary Consultant	Notes
Otonabee Conservation (document dated Dec 22, 2023)	Draft Plan of Subdivision	The draft plan requires the removal of some wetland areas both outside and within the development envelope. Otonabee Conservation requests that a separate figure and table be submitted that illustrate the following: - Figure - highlighting all wetland that will be removed to accommodate the draft plan. This figure shall also illustrate those candidate areas on the subject lands where a compensation plan can be appropriately accommodated along with their proposed buffers to offset the proposed wetland removal - Table – quantifying the total area and type of wetland to be removed to accommodate the draft plan.	EcoVue / GHD	Wetland Compensation Plan has been provided with the resubmission that shows wetlands to be removed and location of compensation/buffering. A table showing the total area/type of wetland has also been shown.
Otonabee Conservation (document dated Dec 22, 2023)	Draft Plan of Subdivision	The wetland boundary and 15m setback as delineated as Block 15 on the Draft Plan may not match the extent of wetland boundary and 15m setback delineated on Figure 1.1 Natural Features, Vegetation Communities, Surveys & Constraints. Please confirm and adjust drawings accordingly	EcoVue / GHD	The figure in the EIA has been updated and is consistent with the draft plan and other drawings
Otonabee Conservation (document dated Dec 22, 2023)	Draft Plan of Subdivision	The Environmental Constraint symbol in the legend denotes a 30 metre buffer. The area to the southwest referred to as Block 15 has a 15 metre buffer applied, as per the EIS. Please update using a different symbol and add the additional legend item for clarification.	EcoVue	Draft plan has been updated to accurately reflect feature and buffer
Otonabee Conservation (document dated Dec 22, 2023)	Draft Plan of Subdivision	The Official Plan Amendment Sketch (Sept. 15, 2023) should have block 15 shown as Environmental Constraint Area.	EcoVue	The OPA schedule has been updated to show block 15 as Environmental Constraint Area.
Otonabee Conservation (document dated Nov 24, 2023)	Clean Water Act (CWA)	The Property is partially within the Intake Protection Zone (IPZ-2) for the Lakefield Municipal Surface Water System (blue area on inset map). IPZs are based on setbacks from a municipal surface water intake (in a lake or river) and the time for flows to reach intake. Low, Moderate and Significant drinking water threats are possible, however, Trent Source Protection Plan policies only apply to those that are Significant which are possible in the darker blue area of the map at right. There are no apparent Significant Threats. A Restricted Land Use Notice from this office is required for each municipal development application that requires approval under the Planning Act, Condominium Act and/or the Building Code Act. The Notice is not a form of permission, however, the municipality cannot issue an approval without it. There is no fee, it can typically be issued in 4-5 business days after the online application for a Notice has been submitted and will remain valid for one year.	Advisory Type Comment Tatham	Given the 1-year lapsing date, the previously issued Restricted Land Use Notices will be re-requested with this resubmission.
Otonabee Conservation (document dated Nov 24, 2023)	Clean Water Act (CWA)	The Property is partially within a Significant Groundwater Recharge Area (SGRA) (green and yellow area on inset map). SGRAs are known to replenish aquifers (e.g. sand and gravel deposits) and may be considered in planning decisions to protect sensitive groundwater features and hydrologic functions such as recharge. According to provincial guidance, planning authorities should consider the location of SGRAs to protect aquifers from depletion and may choose to require additional information or studies (e.g. planning justification report, hydrogeology, environmental impact statement) to ensure that proposed development or site alteration will not pose a risk to sources of drinking water.	Advisory Type Comment Tatham	SGRA's shown are located entirely within the EP area (Block 1) and will remain undisturbed.
Otonabee Conservation (document dated Nov 24, 2023)	Clean Water Act (CWA)	The Property is partially within a Highly Vulnerable Aquifer (HVA) (pink hatched area on inset map). HVAs are make an aquifer susceptible to contamination such as fractured bedrock or sand and gravel deposits. They may be considered in decisions on planning matters to protect sensitive groundwater features and sources of drinking water other than those included in source protection plans. According to provincial guidance, planning authorities should consider the location of HVAs to protect aquifers from contamination and may choose to require additional information or studies (e.g. planning justification report, hydrogeology, environmental impact statement) to ensure that proposed development or site alteration will not pose a risk to sources of drinking water.	Advisory Type Comment Tatham	To be reviewed with Cambium from a hydrogeological perspective.
Otonabee Conservation (document dated Nov 24, 2023)	Clean Water Act (CWA)	Transport Pathway (TP) Considerations: A TP is a condition of land resulting from human activity that increases the vulnerability of the raw water supply of the municipal drinking water system. The creation of a TP can negatively impact the quality and/or quantity of a drinking water source by reducing the time for water to flow to a municipal surface water intake pipe. Subsection 27(3) of O. Reg 287 /07, states that if the municipality receives an application for approval of a proposal to engage in an activity in an Intake Protection Zone (or Wellhead Protection Area) that may result in the creation of a TP (or the modification of an existing TP), the municipality shall notify the source protection authority and the source protection committee of the proposal. Their notification must include a description of the proposal, identity of the person responsible for the proposal and a description of the approvals the person requires to engage in the proposed activity. O. Reg 287/07, subsection 27(4) requires the municipality to give a copy of the notice to the person responsible for the proposal.	Advisory Type Comment Tatham	No action required.

Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Draft Plan of Subdivision	The Site Statistics table labels Blocks 1 and 15 as Open Space (Environmental Protection). Please only label it as Environmental Protection. Similar comment for Blocks 2-6. Please only label it as Stormwater Management.	EcoVue	Site statistics table has been updated to reflect corrected block labels.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Draft Plan of Subdivision	“Other Lands Owned by Applicant” should not be included in the total gross site area for the subdivision. Please remove from the site statistics table and update figures.	EcoVue	This has been removed from the site statistics table.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Draft Plan of Subdivision	Township staff do not support the notion of a pedestrian easement. Please make this a separate Block.	EcoVue	The draft plan has been updated to show thie walkway as a block.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Draft Plan of Subdivision	Lot 360 contains access points to Street ‘J’ and Street ‘K’. Please consider reorienting the building to eliminate the creation of a ‘bypass’ to Street ‘K’ or the use of a gate to restrict access to the parking lot (i.e., limited to those residing in the multi-unit building).	EcoVue	Draft plan has been updated to show only one entrance.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	The OPA text continues to reference 8,500 sq. m of commercial floor area. Please change to 4,000 sq. m.	EcoVue	The OPA now shows 4,000 square metres maximum for commercial floor area.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	OPA text needs to provide site specific policy to allow 4 storey’s for the multi-unit buildings as the official plan only allows a maximum of 3.	EcoVue	The OPA provides a specific policy that permits four storey apartments.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	Please add a notwithstanding clause regarding maximum density contrary to Sections 6.3.3.3. b) & c).	EcoVue	The OPA provides a specific policy that permits density up to 50 uph.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	Text does not fully reflect Schedule A. Need to reference changes being made to the Environmental Constraint Site Specific designation, Site Specific Policy for Lakefield South and removal of the Recreation Open Space designation.	EcoVue	The OPA text reflects the proposed Schedule "A" changes.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	The OPA schedule does not capture the wetland in the southwest corner (Block 15). Please include.	EcoVue	Schedule "A" now captures the wetland in the southwest corner.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	Add text box around the Medium Density Residential area referring to Section 6.3.3.3.1 (a)(**).	EcoVue	Please see revised OPA. The reference number has been updated.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Official Plan Amendment	On Schedule A there is a section west of the speed skating oval that is proposed to be redesignated to Medium Density. This is not reflective of the draft plan and there is no road frontage. Please change to the Environmental Constraint Area.	EcoVue	Schedule "A" has been updated.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Other	Curve Lake First Nation provided a letter dated April 20, 2021, in response to the first submission. Has this letter been replied to?	EcoVue	A reply letter, with supporting documentation, was provided to Curve Lake First Nation (CLFN) in June of 2021. A meeting was held between CLFN and the applicant and consulting team on July 22, 2021. A Site Visit waw attended by CLFN staff and the applicant’s consultants on September 17, 2021 and a follow-up virtual meeting was held on September 8, 2022. The proposal was well received at that meeting and no further comments from CLFN have been received to date.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Other	County and Township staff suggest the applicant host an open house at some point in the future. It would be beneficial to show elevation drawings for the multi-unit buildings at the open house.	EcoVue	An Open House will be scheduled after the third resubmission has been made.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Parks and Open Space	Blocks 7, 8, 9, 10, 11 12, 12 and 14 are shown as Open Space. The Township does not support the notion of owning all the open space blocks. Township staff will accept Blocks 12 and 13 as parkland to be dedicated to the Township. The remaining blocks should be incorporated into other adjacent Blocks.	EcoVue	The draft plan only includes blocks 12 and 13 as those parkland blocks to be conveyed to the Township.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Parks and Open Space	Township staff would like Block 12 to be relocated so it is not fronting on the main collector road and would like the size of this Block increased. Staff suggest relocating Block 12 to lots 364 and lot 365.	EcoVue	Block 12 has been relocated to the south and no longer fronts on the collector road.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Parks and Open Space	Please provide the lot area for both the parkland blocks to assist staff in determining if enough land will be dedicated as per Section 51.1 (1) – Parkland, of the Planning Act.	EcoVue	The total area of both parkland blocks is 2.11 hectares, which represents 5% of the developable area (excluding Enivornmental Protection blocks).
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Phasing Plan	Please provide a phasing plan as a separate standalone document. The FSR includes a phasing plan titled “LSDA Sewer Catchment Area Plan.” Please provide an explanation for the location of the phases, in particular phase 7.	Tatham	A response to the location of phases is provided in the Letter from Tatham Engineering

Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Phasing Plan	Please provide a description of when certain upgrades and/or improvements will be required at each phase i.e., road network improvements and servicing allocations.	Tatham	A response to the upgrades/improvements is provided in the Letter from Tatham Engineering
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	Section 1.1 Reasons for Proposed Amendments – paragraphs 2 & 4 states an increase in density is the reason for the amendments. Please note the amendments also need to recognize the different housing forms proposed.	EcoVue	Please see revised PJR. Updated to reflect the nature of the OPA request.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	Sections 1.2 Description of the Subject Lands – paragraph 2 references a lot area of 66.1 ha. The draft plan and figures in the Planning Report show different lot areas. Please confirm the total site area and make corrections to all documents for consistency.	EcoVue	Please see revised PJR. Total lot area has been adjusted (57 hectares).
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	Section 1.2 Description of the Subject Lands – paragraph 3 still refers to the dwelling on the property that is now no longer part of the subdivision lands. Please update.	EcoVue	Please see revised PJR. Report has been updated to reflect recent severances.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	Section 2.0 Details of the Development Proposal – Future Development/Open Space/Environmental Protection Areas references that portions of Block 11 (now Block 1) west of Ray’s Creek may be developed in the future and are expected to remain in the Development (D) Zone. This area of the subject lands just underwent an OPA exercise (OPA No. 71) where the developable areas were established. This also isn’t reflective of the draft plan which shows this Block entirely as Environmental Protection. Further if these lands do not form part of Block 1 and are a separate Block then it will have the effect of creating oddly shaped lots here. County and Township staff do not support this.	EcoVue	Please see revised PJR. These lands are no longer identified for future development.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	How will affordable and/or attainable housing units be accommodated?	EcoVue	Please see revised PJR page 13.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Planning Justification	Please recalculate the greenfield targets based on updated site area.	EcoVue	Greenfield targets have been updated in the Planning Justification Report. Total number of persons/jobs per hectare = 54.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	Please provide traffic calming measures along Street ‘A’ as this street will become the main throughfare in this development.	EcoVue / Tatham	Note added to Draft Plan
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	Please provide dimensions for the cul-de-sac at the end of Street ‘F’.	EcoVue / Tatham	Added to Draft Plan
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	One of the collector roads shown on the Movement and Connectivity Plans shows only a multi-use path. The Township requires a sidewalk on the other side. All collector roads are to be the same.	EcoVue / Tatham	Added to Draft Plan
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	Street ‘E’ and the most western end of Street ‘D’ will be difficult to maintain particularly in the winter. An interim solution for a turnaround is required.	EcoVue / Tatham	Added to Draft Plan
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	The 0.3 metre reserves along the frontages of a number of the lots is required at the time of draft plan approval – not the M-Plan stage (the M-Plan needs to reflect the draft plan). The Township will want .3 metre reserves on the long frontages of the following lots: 42, 66, 80, 92, 109, 121, 122, 135, 136, 145, 168, 177, 178, 193, 194, 215, 216, 225, 226, 235, 236, 245, 246, 255, 275, 276, 295, 296, 325 and 350. We would also impose a .3 metre reserve on the Street A frontage of Lot 363.	EcoVue	Added to Draft Plan
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Roads/Layout/Movement & Connectivity	Township staff would like to discuss the inclusion of a temporary construction/emergency access point from 7th Line following the build-out of phases 1 and 2.	TBD	No action required.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Stormwater Management/Servicing	It has been previously communicated to the applicant that Block 2 containing a stormwater management facility does not convey runoff from any Township infrastructure. The Township will not own or maintain this swm facility.	Advisory Type Comment No Action Required	No action required.
Peterborough County and the Township of Selwyn (document dated January 8, 2024)	Zoning By-law Amendment	Township staff will work with EcoVue on the amendment prior to the scheduling of a public meeting.	Advisory Type Comment No Action Required	No action required.
Stantec (document dated Nov 21, 2023)	TIS Addendum	Minor discrepancies were found between the number of vehicular trips generated in Table 3 (Trip Estimates – Net Trips) in the TIS Addendum, and the site-generated vehicular volume at the three (3) site access intersections as exhibited in Figure 7 in the TIS Addendum. The discrepancies between the two sources are depicted in Table 1. The discrepancies should be further clarified.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)

Stantec (document dated Nov 21, 2023)	TIS Addendum	Given that the full buildout of the proposed development is postponed to 2045, it is recommended that traffic signal warrant and left turn lane warrant analyses previously conducted at the 2029 Total Traffic Conditions be updated to the 2045 horizon year. It has to be noted that the proposed transportation network mitigations shall be completed before the full buildout by the developer	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	As mentioned in the first peer review document, dated July 5, 2021, multiple ideal flow rates were found in the Synchro HCM reports for the 7th Line & County Road 29 and Clementi Street & County Road 29 intersections. For example, at the intersection of 7th Line and County Road 29, the north and south approaches were analyzed with a flow rate of 1,900 veh/hr/lane (vphpl), while the east and west approaches were analyzed with a flow rate of 1,700 vphpl. According to Exhibit 5 in the first peer review response document, adjustment was made to the intersection capacity analysis such that all lane capacities were set to 1,900 vphpl. But upon review of the updated Synchro HCM reports, this adjustment was not implemented in this TIS Addendum. Please re-apply the adjustment, or provide the rationale behind the revision to the original ideal flow rates in the subsequent submission.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	Item 3 – Stantec’s Differences with Report Intersection Geometrics Intersection lane geometrics was provided as field measurement reports in Appendix B. However, lane geometrics was not included in the Synchro intersection operations worksheets. It is recommended that lane geometrics be included as part of Synchro intersection operations worksheet outputs in the subsequent submission.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	Item 7 – Discrepancies in Site-Generated Traffic Volumes A minor typo is found in Table 1: Trip Rate under ITE 220 low-rise apartments; the total weekday AM peak hour trip generation rate is provided as 0.36, when the value under the ITE Trip Generation Manual is 0.46. Please update the table accordingly. Item can be closed following this correction.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	Item 21 – Signal Timing Plans Appended to the Technical Appendix This comment requested the existing signal timing plans (STPs) for the two existing signalized intersections to be appended to the report. The signal timing plans then will be reviewed against the timing plans coded in the Synchro input sheets and provided as part of Appendix D in the TIS Addendum. One of the main items that need to be reviewed is the permitted + protected phase used for the westbound left turn movement at the intersection of CR 29 & Clement Street in 2029 and 2045 horizons against the existing signal and its controller. If any changes to the signal infrastructure including its controller unit will be required, it has to be implemented prior to 25% construction (2029) and all costs associated shall be borne by the developer.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	Item 23 – Source for use of 15% Heavy Vehicle and 10% on the 7th Line According to Exhibit 5 in the first peer review response document, the following adjustments were made to the heavy vehicle percentages: - County Road 18, County Road 29, and Bridge Street – 15% - County Road 29, south of County Road 18 – 10% - 7th Line, Water Tower Road, and Clementi Street – 5% - Intersection of William Street & Clementi Street left at default value of 2% as low level collectors in a mainly residential area But upon review of the updated Synchro HCM reports, the above adjustments were not implemented in this TIS Addendum. Please re-apply the adjustments, or provide the rationale behind the revision to the original heavy vehicle percentages in the subsequent submission.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Nov 21, 2023)	TIS Addendum	Item No. 29 – A specific exhibit illustrating the Active Transportation Links should be included in the study report. An exhibit illustrating the active transportation links, as previously suggested by TranPlan, is not included in the TIS Addendum. It is recommended that this exhibit be provided in the subsequent submission.	Tatham	Please see attached Traffic Impact Study Addendum (May 2, 2024)
Stantec (document dated Feb 6, 2024)	Water Supply and Distribution	The proposed watermain location at the southern limit indicates looping through a private parking lot. Township requests that this be adjusted and routed through future Township owned lands (possibly near SWM Pond #4).	Tatham	Please see Engineering response Letter from Tatham.