

**COMMENT RESPONSE TABLE**
 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
<b>A. TOWN OF ERIN COMMENTS FROM AUGUST 19, 2021</b>			
<b>Planning - Angela Sciberras, Nick Pileggi</b>			
1	Property is located within the Hillsburgh Settlement Area; additional lands to the west (not subject of proposed application) located outside of Settlement Area		<b>Acknowledged/Noted</b>
2	Designated "Residential" and "Future Development" in the Town's OP		<b>Acknowledged/Noted</b>
3	Current concept plan proposes 60 and 70 ft lots; as per Official Plan policies, a mix of housing type and density is encourage to accommodate the provision of affordable housing ( <i>Section 3.5.4</i> )	CANDEVCON	Townhouse blocks have been included in the draft plan to provide for a mix in housing type and density. Provisions are also included to facilitate secondary units on some lots
4	Planning Justification Report to address applicable Provincial, County and Town policies and demonstrate conformity/consistency	CANDEVCON	PJR addresses the applicable Provincial, County and Town policies and demonstrates conformity/consistency. Please refer to PJR included in submission package.
5	Subject site has been assigned a maximum of 320 SDEs (single detached equivalents)	CANDEVCON	332 units proposed (320 SDE's)
	<i>NOTE: Follow-up discussion with Ainsley Group has confirmed that the accommodation for potential SDU are not counted as an SDE given the anticipated low population generation</i>		
6	Possible requirement for school block; to be confirmed with GRDSB	CANDEVCON	School block has been provided in draft plan
7	Park #2 configuration to be confirmed	CANDEVCON	City preference for one (1) park adhered to. One park provided in draft plan.
8	Potential for some form of pedestrian connectivity to adjacent subdivision and future lands?	CANDEVCON	3.0m walkway provided at southwest corner of the subdivision connecting adjacent subdivision to adjacent lands. Connectivity also provided to McMurchy Land via trail and SWM Pond
9	Official Plan Amendment required to redesignate Future Development lands	CANDEVCON	Draft Official Plan Amendment included as part of submission package
10	Zoning By-law amendment required to rezone subject site to appropriate zone categories	CANDEVCON	Draft Zoning By-law included as part of submission package
11	Draft Zoning By-law required	CANDEVCON	Draft Zoning By-law included as part of submission package
12	Design Brief required to demonstrate how proposed development will meet the Urban Design Guidelines	CANDEVCON	Urban Design Brief included as part of submission package

**COMMENT RESPONSE TABLE**  
 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
<b>Infrastructure Services - Nick Colucci</b>			
13	<p>Refer to Ainsley Group Comments below            Ainsley Group (Joe Mullan)            In accordance with the Town's submission checklist the following documents will need to be submitted:</p> <ul style="list-style-type: none"> <li>▪Site Servicing Plan</li> <li>▪Grading Plan</li> <li>▪Legal Plan</li> <li>▪Erosion &amp; Sediment Control Plan</li> <li>▪Lighting/Photometric Plan</li> <li>▪Geotechnical Report</li> <li>▪Stormwater Management Report</li> <li>▪Functional Servicing Report</li> <li>▪Phase 1/Phase 2 Environmental Site Assessment</li> <li>▪Hydrogeological Assessment</li> <li>▪Traffic Impact Study</li> <li>▪Noise Impact Study</li> <li>▪Vibration Study</li> <li>▪Waster Management Plan</li> <li>▪Water Balance Assessment</li> <li>▪Source water Protection Analysis</li> <li>▪Stage 1 and 2 Archeological Assessment</li> <li>▪Natural Heritage Evaluation</li> </ul>	CANDEVCON	<p>Reports submitted as part of submission package. The following documents are not applicable or are not required at the Draft Plan stage:</p> <ul style="list-style-type: none"> <li>i) Lighting and photometric plan</li> <li>ii) Vibration Study</li> <li>iii) Waste Management Plan</li> <li>iv) Source Water Protection Analysis</li> </ul>
14	<p>In addition, we provide the following specific comments:</p> <p><b>Sanitary</b></p> <ul style="list-style-type: none"> <li>▪ The preliminary timing for the construction of the Wastewater Treatment Plan (WWTP) and the Wastewater Collection System, being completed by the Town, anticipates them being commissioned in the summer of 2023</li> </ul>		<b>NOTED</b>
15	<ul style="list-style-type: none"> <li>▪ The proposed sanitary sewer being extended north of Trafalgar Road by the Town, will need to be coordinated to ensure that it lines up with the proposed entrance to the development.</li> </ul>		<b>NOTED; meeting been requested with WSP through the Town</b>
16	<ul style="list-style-type: none"> <li>▪Hillsburgh has an existing Municipal Water System, however, it has limited residual water capacity and in accordance with the Class Environmental (EA) completed by Triton Engineering in March 2020 new municipal well(s) and an elevated Water Tower will need to be constructed in Hillsburgh to accommodate the future developments</li> </ul>		<b>NOTED</b>
17	<ul style="list-style-type: none"> <li>▪In conjunction with the new Municipal well(s), a new watermain will need to be constructed along Trafalgar Road North from Station Street to the proposed Street A.</li> </ul>		<b>NOTED</b>
18	<ul style="list-style-type: none"> <li>▪The watermain from this proposed development will need to connect to the existing water distribution system at the following locations:               <ul style="list-style-type: none"> <li>- Trafalgar Road North and Howe Street</li> <li>- Upper Canada Drive</li> <li>-McMurphy Crescent</li> </ul> </li> </ul>	CANDEVCON	<b>Noted and shown on the drawings</b>
	<p><b>Stormwater</b></p> <ul style="list-style-type: none"> <li>▪ Details need to be provided on how the stormwater from SWM Pond 2 will get to the water course.</li> </ul>	CANDEVCON	<b>Reviewed during sire walk with CVC on July 16th, 2021; there is no visible watercourse; CVC agreed there SWM Pond 2 could outlet and should flow through the woodland</b>

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
19	▪Details need to be provided on where the stormwater from SWM Pond 1 will be discharged to. If it is an existing municipal storm sewer, then details need to be provided confirming that the existing storm sewer system and downstream water course can accommodate the proposed flows.	CANDEVCON	Refer to FSR (Pond will outlet to existing municipal storm sewer on McMurphy Lane)
20	▪Low Impact Development (LID) standards should be incorporated, where possible	CANDEVCON	LID standards incorporated, please refer to FSR
21	<b>Transportation</b> ▪The road within the development should be a minimum of 20m in accordance with Town standards	CANDEVCON	Noted and shown on Draft Plan
22	▪The roundabout should be large enough to accommodate large vehicles, including fire trucks, garbage and recycling trucks, etc.	CANDEVCON	Noted and incorporated in drawing
23	▪Municipal sidewalk(s) will be required along Trafalgar Road North between Street A and Church Street ▪We assume the County will want a road widening along Trafalgar Road North	CANDEVCON	Noted; will be reflected in truck swept drawing ACKNOWLEDGED/NOTED
<b>Building/Zoning-Becky Montyro</b>			
24	Note, the Town's Zoning By-law currently requires a daylight triangle of 9.0m. The Town is proposing to reduce local/local road requirements to a minimum of 6.0m. Please ensure that the draft plan can accommodate the 6.0m daylight triangle requirement.	CANDEVCON	Noted and Acknowledged
<b>Economic Development</b>			
	No comments		
<b>Fire Services - Jim Sawkins</b>			
25	1. Show Water Supply for firefighting operations (Hydrants or reservoirs)	CANDEVCON	Proposed watering system shown in the FSR drawings
26	2. Fire Department Access -- Apparatus turning circumference around the traffic circle (Street "A"), and	CANDEVCON	Traffic Circle (Street A) accommodated a fire truck
27	3. Fire Department Access -- Apparatus turning circumference around the Cul-de-sac (Street "C")	CANDEVCON	Turning Circle (Street C) complies with the Town's standards
<b>B. WELLINGTON COUNTY COMMENTS</b>			
<b>Planning - Megan Ferris, Zachery Prince</b>			
28	The planning justification report that is to be submitted will need to address the County of Wellington Official Plan policies, including: <b>Section 3.5 - Allocating Growth</b> <u>Policy 3.5.1 Special Policy: Hillsburgh and Erin Urban Centres</u> In considering and addressing this policy the applicant should discuss phasing and the status of the Town of Erin Official Plan Amendment with the Town of Erin	CANDEVCON	Noted and Acknowledged
29	<b>Section 4.4 - Housing</b> It appears that only single detached dwellings are shown on the concept plan. A mix of housing should be incorporated into the plan	CANDEVCON	Townhouse blocks have been included in the draft plan to provide for a mix in housing type and density. Provisions are also included to facilitate secondary units on some lots
30	<b>Section 4.4.4 - Greenfield Housing</b> The subject lands are located outside of the built boundary. New developments are required to achieve densities of 40 person's and jobs per hectare and specifically strive to attain at least 16 units per gross hectare	CANDEVCON	Proposed development achieves a density of 46 persons and jobs per hectare which exceeds the minimum density target of 40 persons and jobs per hectare
31	<b>Section 4.6.2 - Planning Impact Assessment</b> The Planning Justification Report should consider and address this section	CANDEVCON	Planning Impact Assessment address in PJR; please refer to PJR
32	<b>Section 4.11 - Public Spaces, Parks and Open Spaces</b> Trails and trail connections should be provided to the satisfaction of the Town	CANDEVCON	Refer to PJR

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
33	<b>Section 4.6.3 - Environmental Impacts Assessment &amp; Part 5 - Greenlands System</b>	CANDEVCON	Refer to PJR
34	<b>Section 4.6.4 - Traffic Impacts Assessment &amp; Part 12 Transportation</b> The TOR for the Traffic Study should be circulated to County of Wellington Engineering/Road for review and comment related to potential impacts to County of Wellington Road and nearby intersections	CANDEVCON	Noted; TOR submitted
35	Archaeological report/Study will be required for plan of subdivision	ASI	Archaeological Assessment included with submission
36	Additional Comments: Is the development to be phased	CANDEVCON	Development will not be phased
37	What is the timing of development and servicing	CANDEVCON	Timing and servicing to commence as soon as possible
38	A 2nd pre-consultation meeting may be required once draft plan is revised to include proposed school site and density/mix of housing		NOTED
<b>Wellington County- Roads Division - Pasquale Constanzo</b>			
39	The Wellington Roads Division will require a Traffic Impact Study and Stormwater Management Report	CANDEVCON	TIS included with submission
<b>Source Water Protection - Emily Vandermeulen</b>			
40	1. Due to the site's location in WHPA-A, a Section 59 Notice under the Clean Water Act is required (see Fact Sheet 6) for all applications under the Planning Act until the location of the sanitary sewer, stormwater management facility and related pipes are finalized in the site plan process. If, at that time, if these activities are not occurring within the WHPA-A, a Section 59 notice would not be required for further planning or building applications.	HLV2K/ CANDEVCON	NOTED
41	2. Based on the information submitted to date, there are two significant drinking water threat activities for quality that could/will be occurring on this property:  a. Sanitary sewer and related pipes; and b. Stormwater management facility/outlet.	HLV2K/ CANDEVCON	Sanitary services will be installed in accordance with the Town's standards and in compliance with the MECPECA. Each stormwater management pond will outlet to Municipal storm sewer system.
42	Per policy SWG-13, there will be terms and conditions placed on any Environmental Compliance Approval (ECA) related to the sanitary sewer pipe construction and operation in areas with a vulnerability score of 10. While the sanitary sewers would ultimately be assumed by the Town, these conditions would be placed on the initial ECA, for which the developer would apply. Further, per policy SWG-14, the planning approval authority can only permit construction of sanitary sewers in areas with a vulnerability score of 10 when certain conditions have been met. Please see Appendix A for full policy text. Since this is pre-consultation and detailed servicing plans are not yet complete, it is recommended that the applicant review whether any sanitary sewers or associated infrastructure will be located within vulnerability score 10. If possible, it is recommended that the sanitary sewers and associated infrastructure be located outside of the vulnerability score 10. If this is not possible, it is recommended that the applicant consult with the undersigned, the Town and County to discuss what conditions are required prior to planning approval for placement of sanitary sewers or related infrastructure within vulnerability score 10.	HLV2K/ CANDEVCON	NOTED

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
43	It should be noted that, per policies SWG-11 (1) and SWG-12 (1), discharge of a stormwater management facility, including infiltration, to a WHPA-A is prohibited (see Appendix A for full policy text) through the Provincial Environmental Compliance Approval (ECA) and the municipal planning process. The site design shall ensure that no infrastructure intended to receive stormwater, including storm sewers, is placed in the WHPA-A.	HLV2K/ CANDEVCON	<b>NOTED</b>
44	<p>In addition to the sewage policies listed above, there are several moderate or low drinking water threats that could or will be occurring, either permanently or temporarily, on the property:</p> <ul style="list-style-type: none"> <li>c. Application of road salt;</li> <li>d. Storage and handling of road salt; and</li> <li>e. Storage of snow</li> </ul> <p>There are CTC Source Protection Plan policies related to salt and chemical handling that apply to areas of low/moderate vulnerability. These policies apply in all WHPA zones that would not generate significant drinking water threats, as well as HVAs and SGRAs. As there is no anticipated handling or storage of the chemicals of concern, apart from salt, the only policy that applies is SAL-10, which encourages planning approval authorities to require salt management and design measures to reduce the amount of sodium and chloride that reaches the aquifer. Please see Appendix A for full policy text. It is recommended that the applicant review policy SAL-10 and to incorporate salt management and design measures, where feasible, into future planning submissions. Please see the comment 5 for further details on the required submission. If the nature of the development changes to include mixed residential and/or institutional/commercial use, then the applicant should note other moderate or low chemical handling policies may apply and the undersigned should be contacted for further information.</p>	HLV2K/ CANDEVCON	<b>NOTED; will be addressed at the detailed design stage</b>
45	<p>Any preferential pathways (transport pathways) existing or created must be reported to the Source Protection Authority by the Township. These include, but are not limited to:</p> <ul style="list-style-type: none"> <li>f. old and/or unused wells that have not been properly abandoned</li> <li>g. new vertical geothermal systems</li> <li>h. underground infrastructure (parking garages, maintenance tunnels etc.)</li> <li>i. removal of large portions of overburden (gravel pits, fill removal)</li> <li>j. construction of deep pilings</li> </ul> <p>There were no transport pathways indicated for this property in the pre-consultation submission, however, it is recommended the applicant confirm this in their submission.</p>	HLV2K/ CANDEVCON	<b>NOTED</b>



**COMMENT RESPONSE TABLE**

 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
	<b>Comments Related to Non-Legally Binding Recommendations</b> There are currently no Clean Water Act requirements applicable for this property related to the management of the water quantity threat activities. However, it is recommended that future site plan submissions incorporate design measures that will ensure recharge to the aquifer is maintained, and that the recharge is as contaminant-free as possible. These include, but are not limited to:	HLV2K/ CANDEVCON	<b>NOTED</b>
46	Proper location of the snow storage. Snow storage should be located in a way that prevents runoff into the parking lot, preferably close to, but not on top of, a catch basin grate. Snow can be stored close to, but not in, the stormwater pond. Please ensure that the snow pile does not obstruct any infrastructure associated with a stormwater management facility including catch basins	CANDEVCON	No parking lots included in development
47	Maintenance of pre-development recharge or maximization of off-site recharge, if pre-development levels cannot be maintained on-site. If off-site recharge is the preferred option, please contact the undersigned	CANDEVCON	Please refer to FSR
48	To maintain pre-development recharge, maximization of lot-level infiltration, including directing roof runoff to pervious surfaces, such as landscaped areas, gravelled areas with no pedestrian or vehicle traffic and/or infiltration galleries, rather than paved or gravel surfaces with pedestrian or vehicle traffic where ice accumulation, and therefore salt application, may occur. This will involve identifying where downspouts will be located and to where they will drain	CANDEVCON	Please refer to FSR
49	If roof run-off cannot be directed for infiltration, than it is recommended it is piped directly to the storm sewer and/or stormwater management facility to avoid icing of surfaces. Note the preference is some level of roof run-off infiltration to achieve a pre- to post-development water balance	CANDEVCON	Please refer to FSR
50	Reduction of impervious surfaces, including use of pervious materials in areas that would not require salt application, such as patios, pathways or amenities	CANDEVCON	<b>NOTED</b>
51	Ensuring that any stormwater management facility that would receive parking lot runoff have an impervious liner, to avoid recharge of water containing contaminants, particularly sodium and chloride, back to the aquifer.	CANDEVCON	Parking lots not included in development

**COMMENT RESPONSE TABLE**

 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
52	<p><b>Prescribed Instrument</b></p> <p>Where sanitary sewers and related pipes are in an area where the activity is, or would be, a significant drinking water threat, the Environmental Compliance Approval that governs the activity shall be reviewed or established to ensure appropriate terms and conditions are included so that the activity ceases to be, or does not become, a significant drinking water threat in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-A (existing, future); or</li> <li>• WHPA-B (VS = 10) (existing, future); or</li> <li>• WHPA-E (VS = 10) (existing, future); or</li> <li>• the remainder of an Issue Contributing Area for Nitrates or Pathogens (existing, future).</li> </ul> <p>Not limiting any other conditions to be included in the Environmental Compliance Approval, the Issuing Director should include the following conditions, where possible:</p> <ul style="list-style-type: none"> <li>• requiring higher construction standards; and</li> <li>• inspections by the owner for leaks.</li> </ul>	<p>HLV2K/ CANDEVCON</p>	<p>NOTED</p>
53	<p><b>Land Use Planning</b></p> <p>New development dependent on sanitary sewers and related pipes, in an area where the activity would be a significant drinking water threat, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location for the sanitary sewer and related pipes is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-A (future); or</li> <li>• WHPA-B (VS = 10) (future); or</li> <li>• WHPA-E (VS = 10) (future); or</li> <li>• the remainder of an Issue Contributing Area for Nitrates or Pathogens (future).</li> </ul>	<p>HLV2K/ CANDEVCON</p>	<p>NOTED</p>

**COMMENT RESPONSE TABLE**

 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
54	<p><b>Land Use Planning</b></p> <p>Where the application of road salt would be a moderate or low drinking water threat, the planning approval authority is encouraged to require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-A (VS = 10) (existing, future); or</li> <li>• WHPA-B (VS ≤ 10) (future); or</li> <li>• WHPA-C (future); or</li> <li>• WHPA-D (future); or</li> <li>• WHPA-E (VS ≥ 4.5 and &lt;9) (future); or</li> <li>• HVA (future); or</li> <li>• SGRA (VS ≥ 6) (future).</li> </ul> <p>Such plans should include, but not be limited to, mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas, directing stormwater discharge outside of vulnerable areas where possible, and provisions to hire certified contractors.</p>	<p>HLV2K/ CANDEVCON</p>	<p><b>NOTED</b></p>
55	<p><b>Prescribed Instrument</b></p> <p>1) Discharge, including infiltration, from a stormwater management facility shall be prohibited into an area where the discharge would be a significant drinking water threat in the following area:</p> <ul style="list-style-type: none"> <li>• WHPA-A (future).</li> </ul>	<p>CANDEVCON</p>	<p><b>NOTED</b></p>



**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
56	<p>2) Where the discharge from a stormwater management facility is into an area where the activity is, or would be, a significant drinking water threat, the Environmental Compliance Approval that governs the activity shall be reviewed or established to ensure appropriate terms and conditions are included so that the activity ceases to be, or does not become, a significant drinking water threat in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-A (existing); or</li> <li>• WHPA-B (VS = 10) (existing, future); or</li> <li>• WHPA-E (VS ≥ 8) (existing, future); or</li> <li>• the remainder of an Issue Contributing Area for Nitrates, Pathogens or Chloride (existing, future).</li> </ul> <p>Not limiting any other conditions to be included in the Environmental Compliance Approval, the Issuing Director should include the following conditions, where possible:</p> <ul style="list-style-type: none"> <li>• no stormwater is discharged from the pond into a WHPA-E where it would be classified as a significant drinking water threat;</li> <li>• existing infiltration ponds are lined to prevent infiltration of contaminants; and</li> <li>• in an Issue Contributing Area for Chloride, require actions to reduce salt loading into the pond from upstream lands where the application of road salt occurs.</li> </ul>	<p>HLV2K/ CANDEVCON</p>	<p><b>NOTED</b></p>
57	<p><b>Land Use Planning</b></p> <p>1) The use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater would be into a significant threat area in:</p> <ul style="list-style-type: none"> <li>• WHPA-A (future).</li> </ul> <p>2) The use of land for the discharge from a stormwater management facility into an area where the activity would be a significant drinking water threat shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of discharge from a stormwater retention pond is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:</p> <ul style="list-style-type: none"> <li>• WHPA-B (VS = 10) (future); or</li> <li>• WHPA-E (VS ≥ 8) (future); or</li> <li>• the remainder of an Issue Contributing Area for Nitrates, Pathogens or Chloride (future).</li> </ul>	<p>HLV2K/ CANDEVCON</p>	

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
C.CREDIT VALLEY CONSERVATION -Elizabeth Paudel			
58	We understand that the proposal is for 320 single family residential lots, new private roads, two SWM facilities, and two parks. The subdivision will be fully connected to municipal services (municipal water and future WWTP).	CANDEVCON	NOTED
59	<b>CVC Regulated Area/Permitting Requirements.</b> Based on observations made during our site visit on July 16, the property is located outside of CVC's Regulated Area and a CVC permit is not required. We will still review the file our role as technical advisors on natural features/natural hazards to the Town and County. Please be advised that in the event that new/upgraded SWM infrastructure/outfalls are proposed in proximity to a CVC-Regulated watercourse this may trigger a CVC permitting requirement. We will review the proposed SWM strategy in this regard once it is available.	CANDEVCON	NOTED
60	<b>Natural Features/Designations.</b> The property is located in the Greenbelt Protected Countryside. The majority of the site is located inside the Urban Area and small portion is located outside and within the Greenbelt NHS (the NHS area is marked as 'future development' not included in the proposal). Provincially Significant Wetlands (PSWs- West Credit River Swap), a watercourse (trib. to the West Credit River), and associated hazards (including floodplain) are located offsite but in close proximity. The woodland (also located offsite but in close proximity) meets criteria as Significant Woodlands. These offsite/adjacent features are designated as Erin Greenland/Core Greenlands and Greenbelt NHS. The property is within a Significant Groundwater Recharge Area (SGRA), Highly Vulnerable Aquifer (HVA), and partially within a WHPA A-D (along Trafalgar).	CANDEVCON	NOTED
61	At this time, we can advise the following: <ul style="list-style-type: none"> <li>• <b>CVC Review Fee.</b> CVC's Subdivision review fee is \$4000 per net hectare. Typically, open space/environmental blocks are not included in the calculation of net hectares, however, parks/SWM facilities are included. The applicant should include a clear calculation of each area on the draft plan. The timing of fee payment is staged as follows: <ul style="list-style-type: none"> <li>- 25% at submittal of the draft plan</li> <li>- 50% at the submittal of supporting studies</li> <li>- 25% at draft plan approval</li> </ul> </li> </ul> <p>As the submittal of draft plans and supporting studies typically occurs at the same time, applicants typically pay 75% at the time of application. Additionally, CVC collects a fee (\$12,000) to clear draft plan conditions and permitting fees (if required). Please contact us for any clarification on CVC review fees if needed based on our current fee schedule at the time of submission.</p>	BRIARWOOD	NOTED

**COMMENT RESPONSE TABLE**

 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
62	<p>• <b>Storm Water Management/Functional Servicing Report (SWM/FSR).</b> Based on the observations and discussions during the site visit on July 16, we understand that SWM pond 2 would outlet to a natural drainage draw/drainage feature located within the Significant Woodland. We understand that SWM pond 1 would outlet to municipal infrastructure. In order to determine if on-site stormwater management (SWM) controls are required in accordance with CVC Stormwater Management Criteria (August 2012) <a href="http://www.creditvalleyca.ca/wp-content/uploads/2014/09/cvc-swm-criteriaappendices-Aug12-D-july14.pdf">http://www.creditvalleyca.ca/wp-content/uploads/2014/09/cvc-swm-criteriaappendices-Aug12-D-july14.pdf</a> or more of a best efforts/advisory approach to CVC criteria would apply, please forward any information on the SWM strategy that you develop (even at a preliminary state), including information existing v. proposed flow paths/ outlets/ outfalls, new/ upgraded infrastructure in proximity to CVC regulated features (watercourse/ wetlands), etc. We are happy to meet with the applicant to discuss different scenarios in this regard. Of note at this time:</p>	CANDEVCON	NOTED; please refer to FSR
63	<p>Include specific information on the location and capacity of the existing outfall where Pond 1 will be discharging. Indicate if upgrades are required to this existing infrastructure. Please be advised that depending on the location of this outfall, if it is in close proximity to the site, we may require the applicant to assess local erosion at the outfall.</p>	CANDEVCON	NOTED; please refer to FSR
64	<p>If the 'future development' area is marked as such on the draft plan then it should be included in the SWM report for proper sizing of infrastructure to accommodate this future development area. Otherwise, please remove the 'future development' note from the proposal at this time.</p>	CANDEVCON	"Future Development" deleted
65	<p>The proposed development is within Significant Groundwater Recharge Area (SGRA) and HVA where predevelopment groundwater recharge rates and volumes should be maintained in the post-development condition</p>	HLV2K/ CANDEVCON	NOTED; please refer to FSR
	<p>The proposed development is within the West Credit River Subwatershed study (SWS 15) and should be designed per any applicable criteria established in the SWS: <a href="https://cvc.ca/wpcontent/uploads/2019/10/westcredit98.pdf">https://cvc.ca/wpcontent/uploads/2019/10/westcredit98.pdf</a></p>	CANDEVCON	NOTED; please refer to FSR
66	<p>If feasible given WHPA requirements &amp; groundwater depth, we recommend incorporating Low Impact Development (LID) Best Management Practices (BMPs). The applicant can refer to the following links and we would be happy to have a meeting to provide initial guidance in this regard: CVC/TRCA Low Impact Development Planning and Design Guide - <a href="http://www.creditvalleyca.ca/low-impact-development/low-impactdevelopment-support/stormwater-management-lid-guidance-documents/lowimpact-development-stormwater-management-planning-and-design-guide/">http://www.creditvalleyca.ca/low-impact-development/low-impactdevelopment-support/stormwater-management-lid-guidance-documents/lowimpact-development-stormwater-management-planning-and-design-guide/</a> ; Impact Development Design Tool - <a href="http://www.creditvalleyca.ca/sustainability/lid/designtool/index.html">http://www.creditvalleyca.ca/sustainability/lid/designtool/index.html</a> ; Wiki link for LID Planning and Design Guide - <a href="https://wiki.sustainabletechnologies.ca/index.php?title=Main_Page">https://wiki.sustainabletechnologies.ca/index.php?title=Main_Page</a> .</p>	CANDEVCON	NOTED; please refer to FSR
67	<p>Include all necessary studies/reports (i.e. geotechnical report, hydrogeological study including a full year of groundwater monitoring) to demonstrate adequate separation from groundwater for all proposed infrastructure, including seasonally high groundwater levels, etc. Please coordinate this with the hydrogeological work, discussed below.</p>	HLV2K	Please refer to Hydrogeological Report

**COMMENT RESPONSE TABLE**
 Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
 5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
68	<ul style="list-style-type: none"> <li>• <b>Scoped Environmental Impact Study (EIS).</b> CVC staff can advise on requirements for a Scoped EIS and work with the applicant to scope a TOR. For use in this regard, please see the attached document: CVC's EIS Guidance and TOR link: <a href="https://cvc.ca/wp-content/uploads/2011/01/005-EIS-TOR-2007.pdf">https://cvc.ca/wp-content/uploads/2011/01/005-EIS-TOR-2007.pdf</a> . Of note at this time:</li> </ul>	BIRKS	<a href="#">Please refer to Scoped EIS</a>
69	The subject property is within the adjacent lands (i.e. 120m) to natural heritage features including Provincially Significant Wetlands, Significant Woodlands, and a CVC-Regulated watercourse offsite. The PSW and watercourse may still be impacted by the proposed development (changes in surface and subsurface flows) and therefore the features should be assessed and the development plan should demonstrate no negative impact to the hydrologic and ecological function of sensitive offsite features. The EIS TOR should include a discussion on the use of the TRCA Wetland Water Balance Risk Evaluation (attached document) to assess the need for a feature-based water balance, as well as determine appropriate mitigation measures to help achieve similar pre to post construction hydrologic conditions for these features. Please coordinate this with the hydrogeological work, discussed below.	BIRKS	<a href="#">Please refer to Scoped EIS and Hydrogeological Report</a>
70	The subject property is directly adjacent to natural heritage features including a Significant Woodland that is mapped as both Erin Greenlands and Greenbelt NHS key natural heritage feature. All development should be located a sufficient distance away from this Significant Woodland to afford it protection. Please demonstrate that appropriate buffers/setbacks and mitigations are being applied in relation to the Significant Woodland per Greenbelt, municipal, and CVC Lot Creation Policies (Sec. 6.2 <a href="https://cvc.ca/wpcontent/uploads/2011/01/004-CVC-WPR-Policies_APR-2010.pdf">https://cvc.ca/wpcontent/uploads/2011/01/004-CVC-WPR-Policies_APR-2010.pdf</a> )	BIRKS	<a href="#">Please refer to EIS</a>
71	<p>We understand that SWM pond 2 would outlet to a natural drainage draw/drainage feature located within the Significant Woodland. Based on observations made during our site visit on July 16 we advise that the drainage feature is not a watercourse, but it is functionally connected to the CVC Regulated watercourse which begins approximately 150 meters away to the southeast (in line with the cul-de-sac of Upper Canada Drive).</p> <p>a. The CVC-Regulated watercourse is mapped as coldwater feature/fish habitat and should be considered highly sensitive in any assessments.</p>	BIRKS	<b>NOTED</b>
72	b. The proposed SWM outlet for Pond 2 may impact the Significant Woodland/Greenbelt NHS. Please consult with CVC staff to help site the infrastructure in the least sensitive area and to ensure that any impacts are avoided, minimized, and/or mitigated.	CANDEVCON	<a href="#">Please refer to EIS and FSR</a>
73	The treed hedgerows and various structures on the subject property may contain habitat for Species at Risk (e.g. Butternut trees, bats). It is recommended that the proponent contact the Ministry of Environment Conservation and Parks ( <a href="mailto:sarontario@ontario.ca">sarontario@ontario.ca</a> ) to discuss permitting requirements under the Endangered Species Act.	BIRKS	<a href="#">Please refer to EIS</a>
74	Vegetation removals will occur to accommodate the plan. Vegetation removals should be timed to occur outside the April 1 – October 31 window to avoid contravention of the Migratory Bird Convention Act (birds) and the Fish and Wildlife Conservation Act (bats).	BIRKS	<a href="#">Please refer to EIS</a>

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
75	It is the responsibility of the proponent to ensure that works, undertakings or activities do not cause the death of fish or cause the harmful alteration, disruption or destruction of fish habitat under the Fisheries Act. Please review the complete list of measures to avoid harm at <a href="http://www.dfompo.gc.ca/pnw-ppe/measures-mesures-eng.html">http://www.dfompo.gc.ca/pnw-ppe/measures-mesures-eng.html</a> . If it is not possible to avoid or mitigate impacts, proponents can submit a request for review form to their region's Fish and Fish Habitat Protection Program office (contact info: fisheriesprotection@dfo-mpo.gc.ca or 1 855 852-8320).	BIRKS	<b>NOTED</b> ; please refer to EIS
76	<ul style="list-style-type: none"> <li>• <b>Hydrogeological Investigation/Water Balance (Site Level and Feature Based Water Balance).</b> CVC staff can advise on the requirements for a Hydrogeological Investigation/Water Balance (both Site Level and FBWB) and work with the applicant to scope the TORs for these document. For reference at this time, please see the attached documents: CVC's Hydrogeological Assessment Submissions and CVC's Hydrogeology &amp; Water Balance. Of note at this time:</li> </ul>	HLV2K/ CANDEVCON	Please refer to Hydrological Study and FSR
77	CVC staff will recommend a preparation of a hydrogeological characterization and water resources assessment. This should include pre- and post development water balance / budget assessment along with pre- and post development water balance tables.	HLV2K	Please refer to Hydrological Study
78	Where a water balance analysis concludes a drop in infiltration in the post development condition, then proposal of mitigation measures (LID's) to offset the reduction, will be required. In such a case, a third table is required to demonstrate how the proposed mitigation will apply and we will look for a post-development water balance table with mitigation.	HLV2K	
	With respect to the HVA, the proposed development should occur in such a manner that the groundwater systems and overall environment is not disturbed or impacted. This requires that construction practices, building design, etc., should be undertaken using methods and practices that would create minimal to no impact on groundwater occurrence and flow.	HLV2K	<b>NOTED</b>
	With respect to the SGRA, the water balance work is critical in ensuring that development can occur in a sustainable manner, and ought to be undertaken in compliance with the guidance material referenced.	HLV2K	<b>NOTED</b>
	With respect to the WHPA designation, please work with the municipality on any source water requirements.		
79	<ul style="list-style-type: none"> <li>• <b>Erosion and Sediment Control (ESC).</b> An erosion and sediment control (ESC) plan will be required at detailed design. Please refer to the following link for CVC ESC Criteria (2006): <a href="https://cvc.ca/wp-content/uploads/2011/01/010-ESC_Guideline-for-Urban-Construction.pdf">https://cvc.ca/wp-content/uploads/2011/01/010-ESC_Guideline-for-Urban-Construction.pdf</a> .</li> </ul>	CANDEVCON	<b>NOTED</b>
80	Chlorides/Road Salts. A management plan to address chlorides/road salts will be required at detailed design as the site is in close proximity to a watercourse/wetlands.	CANDEVCON	<b>NOTED</b>

**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
D. SCHOOL BOARDS 0 UGDSB -Adam Laranjeiro			
	<p>Planning staff at the Upper Grand District School Board appreciated the opportunity to attend the July 2, 2021 Development Pre-Consultation meeting regarding the development proposal at 5916 Trafalgar Road North. The following summarizes our comments from the Pre-Consultation meeting:</p> <p>The above noted proposal will place increasing pressure on existing Upper Grand District School Board schools to accommodate future enrolment. The prospect of further residential development on additional lands within the community of Hillsburgh increases the need to consider future elementary accommodation needs.</p>		NOTED
81	<p>Accordingly, Board staff request that the preliminary development plan be amended to include an approximately 5-6 acre Elementary School Block within the proposed residential subdivision. The Board utilizes a set of guidelines when selecting a site for a new school. Draft site specifications are attached hereto for your reference.</p>	CANDEVCON	School site shown on Draft Plan
82	<p>The Board also recognizes the absence of a connection between this proposal and the existing residential subdivision south of these lands. Board staff request that the applicant look into providing an appropriate connection – pedestrian or vehicular – in this proposal to connect the two residential subdivisions.</p>	CANDEVCON	Pedestrian corridor provided (See Draft Plan and Urban Design Brief)
83	<p>Additionally, pedestrian facilities should be improved along Trafalgar Road North to enhance pedestrian connectivity for all future residents to the existing street network.</p>	CANDEVCON	NOTED
	<p>Furthermore, the Board would impose the following standard conditions on this development:</p> <ul style="list-style-type: none"> <li>• That Education Development Charges shall be collected prior to the issuance of a building permit(s).</li> </ul>		NOTED
84	<ul style="list-style-type: none"> <li>• That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.</li> </ul>	CANDEVCON	NOTED
	<ul style="list-style-type: none"> <li>• That the developer shall agree in the subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.</li> </ul>		NOTED
	<ul style="list-style-type: none"> <li>• That the developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.</li> </ul>		NOTED
	<ul style="list-style-type: none"> <li>• That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters, by inserting the following clause in all offers of Purchase and Sale/Lease:</li> </ul> <p><i>"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of- ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."</i></p>		NOTED



**COMMENT RESPONSE TABLE**

Hillsburgh Heights (Briarwood Homes - D'Angelo Property)  
5916 Trafalgar Road North

November-08-21

Item No.	Comments	Consultants	
	<ul style="list-style-type: none"> <li>• That the developer shall agree in the subdivision agreement to advise all purchasers, leases and/or the occupants of the residential units adjoining the school block and its roads, by inserting the following clause in all offers of Purchase and Sale/Lease:  <i>“The Purchasers/Occupants agree and understand that there is an elementary school in this area along with outdoor playing and study areas and parking lot and that there may be noise during and outside of the normal school hours throughout the year. Additionally, there may be increased traffic during the pick-up and drop-off times and during school events, outside of normal school hours. By purchasing this real estate, you acknowledge and accept any/all potential conflicts.”</i></li> </ul>		<p><b>NOTED</b></p>