

Site Plan Clearance Table
AECOM Comments – June 3, 2021 and Subsequent Comments
In conjunction with
Draft Approved Plan of Subdivision S-U-2018-01
Reach Street, Uxbridge

| SP# | Site Plan Comment | Consultant | Current Status | Site Plan Clearance Response to Consultant Comments (Township/AECOM) | Final Status |
|--|---|--------------------|---|--|--------------|
| 1. General Comments | | | | | |
| 1.1 | Please see attached markups on Grading Plan | Sabourin Kimble | Noted | | |
| 2. Stormwater Management Design Brief Rach Street Lands Venetian Group Ltd. by Sabourin Kimble Consulting Engineers, March 2021 | | | | | |
| 2.1 | No comments | Sabourin Kimble | No response required | | |
| 3 Overall Site Grading Plan Drawings SG by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 3.1 | There does not appear to be any overland flow route shown on grading plan. Review options for overland flow route in case there is blockage in the internal storm sewer system. | Sabourin Kimble | Addressed, See the updated Grading Plans. | | |
| 3.2 | Please include lot numbers on all grading plans and label all catchbasins and maintenance holes | Sabourin Kimble | Addressed. See applicable drawings. | | |
| 3.3 | Please show limit of grading on overall site grading plan with existing tie-in elevations around property | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |

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| 3.4 | Please show depressed curbs at entrances of each house. Mountable curbs can be proposed within the limits shown. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.5 | Please show all acoustic wall topo of wall elevations. Ensure that all top of wall elevations for acoustic walls match noise report recommendations. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.6 | Please show detail and materials for retaining wall within site. Refer to Uxbridge Design Standard E3.25 | Sabourin Kimble | Per discussion with Aecom (Mr Jim Teefy) on Sept 13, 2021, the height requirement in Standard E3.25 is mainly with concern to public appearance where visible from public roads or adjacent existing residential. The retaining wall at the north end of Lois Torrance Trail is approximately 1.5m to 2m in height and is located within the 3m landscape buffer. There will be plantings and screening in front of the retaining wall. The plantings and screenings have satisfied the visual aspect. Several other proposed retaining walls are over 1.0m height and are not of concern as they are not visible from adjacent roadways. Proposed retaining walls between 1.0m to 2.4m are adequate without stepping provided they are not adjacent to public land or have been sufficiently screened. Retaining walls are being designed by the landscape architect, Cosburn Nabouris; SKA will add the note on the grading plan "refer | | |

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| | | | to landscape drawings for detailed specifications". Retaining wall shop drawings and specified materials will be prepared by the contractor at the time of construction and provided to the Township via Landscape architects prior to construction. | | |
| 3.7 | Please show the curb terminations at both entrances as per OPSD 608.010 | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.8 | Please show any existing elevations east of property to clearly show the overland drainage areas entering the site. Swale elevations shall be lower than the property line elevation. | Sabourin Kimble | Addressed, See the applicable plans for details. | | |
| 3.9 | Please show connection of proposed walkway to existing sidewalk along Village Green Lane. | Sabourin Kimble | Addressed, See the applicable plans for details. | | |
| 3.10 | Please include bollards at the proposed walkway and Village Green Lane as per Township standards US-320. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.11 | Confirm if there is a retaining wall proposed at east end of the proposed walkway. | Sabourin Kimble | There is no retaining wall proposed at this location. Instead of the previous slope which exceeded maximum allowable slopes, SKA has provided culvert conveyance and boulevard grading. See the Grading Plans for details. | | |
| 3.12 | Swale east of proposed walkway appears to be flat. Please revise grading. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.13 | Please provide top of grate elevations for all catchbasins. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |

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| 3.14 | Please provide swale north of the parking lot at the end of Street C. | Sabourin Kimble | Addressed. The revised design has resulted in a retaining wall. See the Grading Plans for details. | | |
| 3.15 | Please extend sidewalk at intersection of Street C and Street B and provide tactile plates. | Sabourin Kimble | Addressed, See the applicable plans for details. | | |
| 3.16 | Please provide overland flow route for RLCB13. | Sabourin Kimble | Addressed, See the Grading Plans for details. However, RLCB13 is a 100yr capture point. See the storm design sheets. | | |
| 3.17 | Please provide set back for retaining wall along Street C | Sabourin Kimble | Addressed, setbacks to retaining walls have been provided. See the Grading Plans for details. | • | |
| 3.18 | Please provide containment area for RLCB11 | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.19 | Please provide pavement structure and grading for relocated driveway way west of property. Written approval from adjacent property owner will be required for work on adjacent lands. | Sabourin Kimble | Relocated driveway is to match existing driveway pavement structure. See the Grading Plans. | | |
| 3.20 | Please provide sidewalk to connect to existing sidewalk on Reach Street, west of relocated driveway. | Sabourin Kimble | A sidewalk has been provided across the frontage of the proposed development. Adequate space within the road allowance does not exist to provide a permanent sidewalk west of the site. Land acquisition is required by the municipality. Cash-in-leu offer has been made. | | |

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| | | | A Temporary asphalt sidewalk has been presented west of the site to connect with the existing sidewalk on Reach Street. The temporary sidewalk is proposed on the grading plan at the request of Aecom (Mr Jim Teefy). However, with the implementation of the temporary asphalt sidewalk the cash-in-leu offer is revoked. | | |
| 3.21 | Proposed sidewalk to be continuous throughout driveway entrances. | Sabourin Kimble | Addressed, See the applicable plans for details. | | |
| 3.22 | Please show limits of ponding during 100 yr. storm for all catchbasins at low points. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.23 | Reduce east driveway entrance grade to 2.0%. Subject to Region of Durham approval. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 3.24 | Raise corner lot elevation for property at the east limit of Block 11 to drain to the top of curb elevation. Refer to attached markup. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 4. Site Grading Plan North Drawing SG-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 4.1 | Refer to Section 2.0 | Sabourin Kimble | See response in 2.0 | | |
| 5. Site Grading Plan West Drawing SG-2 by Sabourin Kimble Consulting Engineers, January 21, 2021 | | | | | |
| 5.1 | Please provide sight line calculations for the entrances to the property. | Nextrans | See Letter report by Nextrans dated August 30, 2021, enclosed. | | |

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| 5.2 | Please revise sidewalk connection at the east end of entrances to maintain minimum width of sidewalk of 1.5 m. Sidewalk appears to be narrow entering site. | Sabourin Kimble | Addressed, See the applicable plans for details. | | |
| 5.3 | Please ensure a minimum of 0.5m cover for culverts under driveway. Extend culvert to the bottom of ditch. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 5.4 | Please show tie-in to the existing sidewalk along Reach Street to the existing sidewalk. Grading details will be required along the proposed sidewalk. | Sabourin Kimble | See response to comment 3.20 | | |
| 6 Site Grading Plan East Drawing SG-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 6.1 | Please provide elevations and culvert details for culvert west of property. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 7 Site Grading Plan Drawing SG 4 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 7.1 | Show edge of gravel shoulder and edge of asphalt for Reach Street. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 7.2 | Show class and type of culvert for Reach Street entrances. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 8 External Site Cross Sections Drawing SG5 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 8.1 | AECOM has no comments | Sabourin Kimble | No response required | | |
| 9 Internal Site Cross Sections Drawing SG6 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 9.1 | AECOM has no comments | Sabourin Kimble | No response required | | |

| 10 Site Servicing Plan Drawing SS by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
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| 10.1 | Tap and Sleeve watermain connection to be made as per Region of Durham standards. | Sabourin Kimble | Region of Durham has requested "Cut in Anchor Tee and Valves". See the Servicing Plans for details. | | |
| 10.2 | There is a proposed dead end at Block 3. Please consider looping watermain at the water meter room. | Sabourin Kimble | The dead end watermain extends 20m and services two lots, looping is not required. The watermain size has been reduced from a 150mm to a 50mm to promote water circulation. The watermain is looped in all other locations. See the Servicing Plans for details | | |
| 11 Site Servicing Plan North Drawing SS-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 11.1 | Please consider double catchbasins at the intersection of Street C and Street B north west of property | Sabourin Kimble | Addressed, per discussions with Aecom, SKA has provided a double catchbasin at the low point located on the northeast corner of David Worgan Trail and Lois Torrance Trail in front of Block 3 unit 14, as it receives curb drainage from both directions. The requested change from single to double CDs in front of Block 8 unit 36 and Block 2 unit 12, was discussed and deemed not required as the curb gradient is continuous through the CB. | | |

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| | | | See the Grading Plans for details. | | |
| 12 | Site Servicing Plan West Drawing SS-2 by Sabourin Kimble Consulting Engineers, January 2021. | | | | |
| 12.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 13 | Site Servicing Plan East Drawing SS-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | |
| 13.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 14 | Sanitary Drainage Plan Drawing SD-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | |
| 14.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 15 | Storm Drainage Plan Drawing SD-2 by Sabourin Kimble Consulting Engineers, January 2021 | | | | |
| 15.1 | Please show existing elevations east of property to confirm the overland drainage areas. | Sabourin Kimble | Addressed, See the Grading Plans for details. | | |
| 16 | LID Capture Boundaries SD-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | |
| 16.1 | AECOM has no comments | Sabourin Kimble | No response required | | |
| 17 | Erosion and Sediment Control Plan Drawing ESC-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | |
| 17.1 | Until the storm sewer is installed there is no defined outlet for the stormwater from the site. The site generally drains to the north-west and there is no natural outlet. The stormwater should be collected and directed to a suitable outlet during grading and until storm sewer is installed. | Sabourin Kimble | Addressed, See the SWM Brief and Pre-Servicing ESC Plans for details. Cut-off swales are proposed to direct captured runoff through rock check dams and outlet into the naturally receiving forested area to the northwest. | | |

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| 17.2 | Rock check dams are to be monitored to ensure the sediment traps are emptied after heavy rainfall events. A note to this effect shall be added to the plans. | Sabourin Kimble | Addressed, See the ESC Plans General notes, item 5 for further description. | | |
| 18 Erosion and Sediment Control Plan Drawing ESC-2 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 18.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 19 Erosion and Sediment Control West Drawing ESC-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 19.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 20 Erosion and Sediment Control East Drawing ESC-4 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 20.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 21 Erosion and Sediment Control Details Drawing ESC-5 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 21.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 22 Sewer Design Sheets Drawing SDS-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 22.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 23 ADS Stormtech Chamber 1 Drawing ADS-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 23.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 24 ADS Stormtech Chamber 2A Drawing ADS-2A by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |

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| 24.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 25 ADS Stormtech Chamber 2B Drawing ADS-2B by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 25.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 26 ADS Stormtech Chamber 3 Drawikng ADS-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 26.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 27 ADS Stormtech Chamber 4 and Oil Grit Separator Detail Drawing ADS-4 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 27.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 28 Township of Uxbridge Standards Drawing DET-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 28.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 29 Region of Durham Standards Drawing DET-2 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 29.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 30 OPSD Standards Drawing DET-3 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 30.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 31 OPSD Standards Drawing DET-4 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 31.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 32 OPSD Standards Drawing DET-5 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |

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| 32.1 | AECOM has no comments. | Sabourin Kimble | No response required | | |
| 33 Cross Sections Drawing CS-1 by Sabourin Kimble Consulting Engineers, January 2021 | | | | | |
| 33.1 | Retaining wall shown in cross section AA is not shown in plan. | Sabourin Kimble | Addressed, See the applicable Cross Section and Grading Plans for further details. | | |
| 33.2 | Please revise overlapping text for cross section AA | Sabourin Kimble | Addressed, See the applicable Cross Section Plan. | | |
| 34 Reach Street Townhomes Development Light Trespass Analysis Drawing Trespass -1 by RTG Systems Inc. August 9, 2021 | | | | | |
| 34.1 | Please revise lighting to minimize average luminance around adjacent property including Lots 14-20 located north of site. | RTG Systems | Addressed per current site lighting design. | | |
| 34.2 | Please consider lighting for proposed pathway between existing Lot 14 and Block 45 with low level poles or bollards. | RTG Systems | Addressed per current site lighting design (bollards added). | | |
| 34.3 | Please provide summary tables for roadways as well as units for lighting values. | RTG Systems | Addressed per current site lighting design. | | |
| 34.4 | Please provide target lighting criteria, roadways to meet Township design criteria for lighting levels and uniformity. | RTG Systems | Addressed per current site lighting design. | | |
| 34.5 | Please confirm if there is illumination along Reach Street, if not provide illumination to delineate the entrance. Provide lighting levels at intersections. | RTG Systems | There is no significant lighting along Reach St. Light standards have been placed at each entrance. | | |
| 34.6 | Please show any lighting poles along Village Green Lane which would illuminate the walkway. | RTG Systems | Addressed – Existing lighting along Village Green Lane is shown. It does not contribute significantly to lighting the path. | | |

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| 35 Reach Street Townhomes Development Photometric Analysis Drawing PHOTO-1 by RTG Systems Inc., August 9, 2021 | | | | | |
| 35.1 | Refer to Section 34. | RTG Systems | See response in 34 above | | |
| 36 Reach Street Townhomes Development Street Lighting Plan SL-1 by RTG Systems Inc., August 9, 2021 | | | | | |
| 36.1 | Refer to Section 34. | RTG Systems | See response in 34 above | | |
| 37 Hydrogeological Assessment to Support Townhome Development at 231,235, 237, 245 and 249 Durham Road No.8 by Palmer Environmental, March 11, 2021 | | | | | |
| 37.1 | AECOM has no comments. | Palmer Environmental | No response required | | |
| 38 Report on Preliminary Geotechnical Investigation Proposed New Development 231, 234, 237, 245 and 249 Reach Street by Sirati Partners Consultants Limited April 27, 2021 | | | | | |
| 38.1 | AECOM has no comments. | Sirati Partners | No response required | | |
| 39 Water Well Survey Memo, Uxbridge ON by Palmer Environmental, March 19, 2021 | | | | | |
| 39.1 | AECOM has no comments. | Palmer Environmental | No response required | | |
| 40 Landscape Plan Drawing L1 by Cosburn Nauboris Ltd. March 26, 2021 | | | | | |
| 40.1 | Street trees along Durham Road 8 are within the ditch. Please shift the trees accordingly. Also consider applying hydro form trees since is adjacent to a hydro line. | Cosburn Nauboris | The proposed street trees along Durham Rd. 8 have been shifted further north and hydro compatible species have been proposed. | | |
| 40.2 | At south side of Condo Road (#49-#62), trees are located within the centre swale. Please shift trees accordingly. | Cosburn Nauboris | A note to direct the swale around the tree pit has been added to the landscape plan for the proposed trees at the Unit 50/51 lot line, Unit 54/55 lot line, | | |

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| | | | <p>Unit 56/57 lot line, and Unit 58/59 lot line.</p> <p>The note also indicates that prior to tree placement the location is to be staked and approved by the Developer's Civil Engineer and Landscape Architect and the Township, and that written confirmation from the Township is to be obtained.</p> | | |
| 40.3 | <p>Ensure all trees are kept at least 1.0 m from sanitary sewer, storm sewer, watermain and underground utilities; 5.0m from light poles; 10m from stop signs. Please show stop signs on the plan and legend.</p> | <p>Cosburn Nauboris</p> | <p>Proposed trees have been located in adherence with required setbacks.</p> <p>Proposed stop sign locations are shown on the landscape plan and legend.</p> | | |
| 40.4 | <p>Please provide landscape buffer for wooded lot north west of site.</p> | <p>Cosburn Nauboris</p> | <p>The LR1 landscape restoration and edge management plan proposed landscape buffer planting for the existing wooded lot in the north-west corner of the site.</p> <p>Additional shrub planting has been added in this location adjacent to the condo road to provide a barrier for lights from the proposed roadway to the existing houses in the subdivision to the north.</p> | | |
| 40.5 | <p>Please show architectural drawings for details of the front of houses along Reach Street.</p> | <p>Cosburn Nauboris</p> | <p>A note has been added to the landscape plan indicated that upgraded frontages along</p> | | |

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| | | | <p>Reach St. are required on the building permit plans for the houses along Reach St.</p> <p>Two cross-sections through Reach St. showing the location of the proposed trees have been provided on the landscape detail sheet.</p> <p>A note has been added to the landscape plan indicating that prior to tree placement along Reach St., the trees are to be staked and approved by the Region of Durham and the Township.</p> | | |
| 40.6 | Provide canopy trees to shade the parking lots where possible. | Cosburn Nauboris | Large shade trees have been proposed adjacent to the parking lot areas where possible considering site constraints. | | |
| 41 | Landscape Restoration and Edge Management Details Drawing LR1 by Cosburn Nauboris Ltd. March 26, 2021 | | | | |
| 41.1 | Please identify Buffer Planting area and Restoration area on the plan and legend. | Cosburn Nauboris | Hatches have been added to the LR1 landscape restoration and edge management plan and legend to identify buffer planting areas and restoration planting areas. | | |
| 41.2 | Buffer Planting List is also shown on Landscape Plan L1. Please eliminate duplicated information. | Cosburn Nauboris | Duplicate buffer plant list on L1 landscape plan has been removed. | | |

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| 41.3 | Please identify Buffer Planting and Restoration area on the plan and legend. | Cosburn Nauboris | Hatches have been added to the LR1 landscape restoration and edge management plan and legend to identify buffer planting areas and restoration planting areas. | | |
| 41.4 | Buffer Planting List is also shown on Landscape Plan L1. Please eliminate duplicated information. | Cosburn Nauboris | Duplicate buffer plant list on L1 landscape plan has been removed. | | |
| 42 Landscape Restoration and Edge Management Details Drawing LR-D1 by Cosburn Nauboris Ltd. March 26, 2021 | | | | | |
| 42.1 | Add a note all the tree planting details to denote that all tree stakes should be removed before the end of 2 year warranty. | Cosburn Nauboris | Tree planting details have been revised to note that all tree stakes should be removed before the end of the 2 year warranty. | | |
| 43 Acoustic Wood Fence and Gate Detail Drawing LD1 by Cosburn Nauboris Ltd. March 26, 2021 | | | | | |
| 43.1 | AECOM has no comments. | Cosburn Nauboris | No response required | | |
| 44 Details for Bench, Tree Planting, and Paving Drawing LD3 by Cosburn Nauboris Ltd, March 26, 2021 | | | | | |
| 44.1 | Add a note all the tree planting details to denote that all tree stakes should be removed before the end of the 2 year warranty. Details for Walls and Fences Drawing LD2 by Cosburn Nauboris Ltd. March 26,2021. | Cosburn Nauboris | Tree planting details have been revised to note that all tree stakes should be removed before the end of the 2-year warranty. | | |
| 45 Geotechnical Investigation by WSP Canada Inc., April 2015 | | | | | |
| 45.1 | AECOM has no comments. | WSP Canada | No response required | | |

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| 46 Concept Elevations Type A Venetian Group Ltd. – 217049 by Hunt Design Associates, January 2018 | | | | | |
| 46.1 | AECOM has no comments. | Hunt Design | No response required | | |
| 47 Concept Elevations Type C Venetian Group Ltd. – 217049 by Hunt Design Associates, January 2018 | | | | | |
| 47.1 | AECOM has no comments. | Hunt Design | No response required | | |
| 48 Concept Elevations Type E Venetian Group Ltd. – 217049 by Hunt Design Associates, January 2018 | | | | | |
| 48.1 | AECOM has no comments. | Hunt Design | No response required | | |
| 49 Site Plan-Scheme F7 Type E Venetian Group Ltd. – 217049 by Hunt Design Associates, January 2018 | | | | | |
| 49.1 | AECOM has no comments. | Hunt Design | No response required | | |
| 50 Draft M-Plan – Plan of Subdivision of Part of Block 45 Registered Plan 40M-2410 and Part of Lot 28 Concession 7, Township of Uxbridge by Ertl Surveyors | | | | | |
| 50.1 | AECOM has no comments | Ertl Surveyors | No response required | | |
| 51 Draft R-Plan – Plan of Survey of Block 1-11 Plan 40 M-XXX Township of Uxbridge by Ertl Surveyors. | | | | | |
| 51.1 | AECOM has no comments | Ertl Surveyors | No response required. However, reference plan will be updated subject to any final modifications arising from site plan approval process and prior to registration of the plan of subdivision/common element condominium | | |