

1<sup>st</sup> ZBA & SUB Submission Technical Review Comment & Response Matrix

Table Date: September 2, 2025

Township File No.(s) ZBA 2024-04; SUB 2024-01 / Region File No. S-U-2024-01

IPS File. 22-1241

Comment		Consultant	Response
The Regional Municipality of Durham Comments (August 1, 2024)			
	<b>Municipal Servicing</b>		
	Uxbridge Water Pollution Control Plan:		
1	<p>The Uxbridge Water Pollution Control Plant (WPCP) currently has a rated capacity of 5,221 m3/day and the Region is permitting a service population of up to 15,000 people.</p> <p>The Region hopes that the planned upgrades at the plant, in combination with the future review of plant performance and flow data, may permit a future increase in the service population of 16,480 without exceeding the rated capacity of 5,221 m3/day.</p> <p>If it is determined that the service population can be increased, further analysis will be required by the Township and the Region to confirm the amount of sewage capacity availability for the proposed development. There is no guarantee that this will be successful in getting all the way up to a new service population of 16,480.</p> <p>Based on the new Region's Council Adopted Official Plan the population projection for the Uxbridge Urban Area is 19,000 people by 2051. We expect that future budget items will be created to assess the potential to expand the capacity of the existing WPCP, and any identified projects to implement this expansion. This work program is not in place currently.</p> <p>Based on past work, we caution that the expansion to the Uxbridge WPCP is not expected to be straight forward and may even prove to be technically or economically not feasible. It is our understanding that Uxbridge Brook is a sensitive and low flow capacity outlet and expansions within the Lake Simcoe watersheds are complex.</p>	<b>Mason Homes Tatham Engineering</b>	Info only.
	Uxbridge Water Supply System:		
	<p>The existing rated capacity of the Region's Water Supply System can currently provide water servicing up to the population of 15,000, inline with the Water Pollution Control Plant service population. The Region is currently working to address an operational restriction at one of the existing wells. An increase to the rated capacity of the water supply system will be required to provide service to the new Region's Council Adopted Official Plan projection of 19,000 population in 2051.</p> <p>There are items within the current DC Background Study and the 2024 Capital Budget &amp; Nine Year Forecast related to capacity expansion of the Uxbridge Water System to service the previous Official Plan population projection of 16,480 by 2031. It is expected that additional items will be required in a future DC Background Study to provide service up to the new threshold of 19,000 by 2051.</p> <p>At this time, it is not clear how this proposed subdivision fits in to the population growth projection for Uxbridge and we can not accurately define the projects that may potentially impact this development in time.</p>	<b>Mason Homes Tatham Engineering</b>	Info only.
	<b>Water Supply</b>		
	<p>The subject property is located within the Zone 1 of the Water Pressure District of the water supply system for Uxbridge. The estimated static water pressure exceeds 550 kPa or 80 psi, therefore pressure reducing valves will be required.</p> <p>Water supply is available from the existing 300 mm dia. watermain on Centre Road and the existing 150 mm dia. watermain off Main Street North. A second water feed will be required for looping and water supply security through the subject property from Centre Road to Main Street and Oakside Drive.</p>	<b>Tatham Engineering</b>	<p>Acknowledged, a note has been included in Section 4.2.3 the FSR.</p> <p>Refer to Drawing CDP-1 for preliminary watermain layout.</p>
	<b>Sanitary Servicing</b>		
	<p>Based on previous submission for these lands it is out understanding that the sanitary sewers for this site will be direct to the south across the open space to a connection point on Apple Tree Crescent. These sanitary sewers will require easements as per Region standards that may impact the proposed lotting pattern shown on the concept plan.</p>	<b>Mason Homes Tatham Engineering</b>	Noted. A 6.0 m wide walkway/servicing block has been provided for this connection in accordance with Region standards.


	Sanitary sewer analysis including conveyance of external drainage from the lands on the west side of Centre Road is required. The design of the sanitary sewer system downstream of this proposed development did not anticipate that the lands on the west side of Centre Road would ever be serviced with sanitary sewers. Therefore, there is currently not capacity within the system to service the Mason Phase 2 lands and the MDTR lands on the west side of Centre Street. Future downstream improvements will need to be identified and constructed. There are no items in the current DC Background Study related to these improvements. At this time we do not know if these future improvements will be considered Development Charge Items or Local Servicing. This cannot be confirmed until the scope of work is clearly defined.		The design of the downstream sanitary sewer system anticipated for the future connection of the Mason Phase 2 lands.
	<b>Density</b>		
	The proposal is for 154 single dwelling units and 82 townhouse units residential development. The theoretical population for the subject proposal is approximately 785 people and on approximate 14.5 hectare of lands equate to a peak flow of approximately 16.30 L/s. There are other active development projects in Uxbridge, and this may change over time. Capacity is allocated by the Region at the time of signing a development agreement. The Township of Uxbridge also has a process in place for allocation due to the limited capacity at the Uxbridge Water Pollution Control Plant. The applicant to provide a sanitary sewer design sheet to confirm the breakdown and the projected sewage flow from the proposed development for our review and record.	<b>Tatham Engineering</b>	Provided. Refer to Appendix C.
	<b>Functional Servicing Report</b>		
	Coordination of all work required for the west side of Center Road needs to be considered.	<b>Tatham Engineering</b>	Acknowledged.
	3.2 Proposed Sanitary System • The projected total flow of 16.14 L/s is acceptable.	<b>Tatham Engineering</b>	Acknowledged.
	4.2 Proposed Water System • The estimated static water pressure for this development is to exceeds 550 kPa or 80 psi, therefore pressure reducing valves will be required. Confirm and provide note in the report.	<b>Tatham Engineering</b>	Acknowledged, a note has been included in Section 4.2.3 the FSR.
	Appendix C: Sanitary Calculations • Revise sanitary sewer design sheet to reflect Region Standard and format.	<b>Tatham Engineering</b>	Revised.
	Appendix E: Concept Development Plan Drawing CDP-1 • Proposed preliminary water service design appears acceptable. • Proposed Regional sanitary servicing along laneway (Lane 1) is not acceptable; require a minimum width of 18.0 m wide to be acceptable. This sanitary sewer should be replaced with a sanitary sewers on Centre Road and Street B. • Regional sanitary sewer easement is required between lot 60 and 61 and crossing the trial and creek to the existing sanitary sewer at Apple Tree Crescent. • Constructing the proposed sanitary sewer through/over the playground permanent fixture is not recommended. A 300 mm dia. watermain is required along Centre Road.	<b>Tatham Engineering</b>	CDP-1 has been revised as required.  Easement requirement through the creek lands is acknowledged and will be accommodated through the detailed design phase.  Exact location of the sanitary sewer will be confirmed during detailed design to minimize disturbance to the playground and other amenities.
	<b>Transportation Traffic Impact Study, Tatham – April 15, 2024:</b>		
	Section 5.3.2 and Appendix H - Based on the proposed volumes and turning warrant provided for the exclusive northbound left turn lane at Maple Brook Drive and Main Street North the developer is required to provide a functional engineering design outlining the recommended changes at the intersection to facilitate the estimated traffic volumes for the 2038 horizon year.	<b>Tatham Engineering</b>	This comment has been retracted based on email confirmation with the Region on September 18, 2024.
	The existing alignment of Maple Brook Drive should be corrected to connect perpendicular to Main Street and the trumpet island removed when preparing the functional design. Pedestrian and cycling facilities will need to be reinstated with this work.	<b>Tatham Engineering</b>	This comment has been retracted based on email confirmation with the Region on September 18, 2024.
	<b>Waste Management</b>		
	The Region of Durham provides recycling and waste collection service to draft plans of subdivision <b><u>residential lots and freehold townhouse blocks</u></b> in the Municipal of Clarington.	<b>Tatham Engineering</b>	Note: the project is in the Town of Uxbridge.

	<p>Any dead-end municipal road(s) must be designed and built with a permanent or temporary, cul-de-sac. If the residential development is built in stages or by multiple builders, municipal waste service may be delayed to completed homes due to access availability. All municipal road networks will be reviewed through the draft plan approval process and through the detailed design of any phase limits to ensure it complies with the Waste By-law 46-2011. All municipal roads, including rear laneways, must be built to a Regionally approved, area municipal standard road cross sections.</p> <p>Waste Management collection for residential <b>blocks</b> (other than freehold townhouse blocks) including any units within these blocks which will front onto a municipal road will be assessed for waste collection through the Site Plan approval process.</p>		Acknowledged.
	<b>Works – Draft Conditions of Approval (S-U-2024-01)</b>		
1	The Owner shall submit plans showing the proposed phasing to the Region for review and approval, if this subdivision is to be developed by more than one registration;	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
2	The Owner shall grant to the Region, any easements required to provide Regional services for this development. The easements shall be in locations and of such widths as determined by the Region;	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
3	The Owner shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this plan that are required to service this plan. In addition, the owner shall provide for the extension of sanitary sewer and water supply facilities within the limits of the plan which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Region of Durham. All arrangements, financial and otherwise, for said extensions are to be made to the satisfaction of the Region of Durham, and are to be completed prior to final approval of this plan;	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
4	Prior to entering into a Subdivision Agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and water supply plant capacities are available to the proposed subdivision;	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
5	The Owner shall satisfy all requirements, financial and otherwise, of the Region of Durham. This shall include among other matters, the execution of a Subdivision Agreement between the owner and the Region concerning the provision and installation of sanitary sewers, water supply, roads and other Regional services;	<b>Mason Homes</b>	Acknowledged.
	<b>Summary</b>		
	We have no objection to the further processing of the above noted Draft Plan of Subdivision application. Additional comments will be provided upon a site plan application submission.	<b>Mason Homes IPS</b>	Acknowledged.
<b>Comment</b>		<b>Consultant</b>	<b>Response</b>
<b>1<sup>st</sup> Natural Heritage LSRCA Comments (August 13, 2024)</b>			
Section	<b>General</b>		
	Once the development footprint is finalized, the following plans may be required: a detailed watercourse buffer planting plan, edge management plan, trails impact study (should any upgrades/changes be proposed), and a detailed wetland compensation plan for any proposed wetland encroachment or removals.	<b>Mason Homes IPS</b>	Acknowledged.
	Additional information has been requested to advance LSRCA's review of the proposed development limit. Once this information has been provided, additional comments may be forthcoming.	<b>Mason Homes IPS</b>	Acknowledged.
	<b>General EIS</b>		
	As per the Terms of Reference, please provide ecological interpretation of the catchment-based water balance work undertaken by others (hydrogeological assessment and/or stormwater management report) to assess how existing drainage conditions supporting sensitive hydrologic features (e.g. wetlands, woodlands, watercourses) may be impacted by the proposed development. Please demonstrate how current hydrologic inputs will be maintained post-development as well.	<b>Azimuth</b>	Section 7.6 added to EIS to summarize and provide ecological interpretation of hydrogeological assessment/water balance.
	<b>Environmental Impact Study</b>		
1.0, 2.6 and 9.0	Please note that O. Reg. 41/24 is in effect as of April 1, 2024. Please update the EIS and remove reference to O. Reg. 179/06. Updated Conservation Authorities Act and Ontario Regulation 41/24 Implementation	<b>Azimuth</b>	Section 2.6 of EIS updated as requested.

	Guidelines (June 2024) can be found <a href="#">here</a> . A permit will be required for any works within the regulated area (including the wetland and watercourse features and their 30 m buffers).		
4.2.1.1	<p>Please determine whether any vascular plant species rare to the Lake Simcoe watershed are present on the property in an area with potential to be impacted. A list of vascular plants considered rare in the Lake Simcoe watershed is available in appendix 5.3 of the Lake Simcoe Environmental Management Strategy, State of the Lake Simcoe Watershed Report (2003).</p> <p>Should rare species be present on the property and located in an area that will be impacted, a plan to transplant/relocate these plants to a suitable habitat will be required.</p>	<b>Azimuth</b>	<p>Azimuth understands there is no policy-driven requirement for an EIS report to consider LSRCAs regional rarity rankings. Please provide reference to the LSRCAs policy that would require such consideration in an EIS.</p> <p>With regard for the above, presence of provincially-rare species (S-Rank 1-3) would require consideration as potential Significant Wildlife Habitat which is afforded protection under the PPS and local Official Plans, however none were documented throughout the course of the field program as shown in the EIS report, with the exception of Butternut (<i>Juglans cinerea</i>) (S-Rank 2) which is considered in the context of Endangered and Threatened species.</p>
7.2	<p>The identified wetland features require a minimum vegetation buffer of 15 m to mitigate effects of urbanization (or more if deemed necessary in the EIS). Please clarify why vegetation buffers were not proposed for the wetland features located on the subject property. As per Policy 6.34 in the Lake Simcoe Protection Plan, feature buffers are to be composed of and maintained as natural self-sustaining vegetation. Please provide a detailed planting plan for the feature buffers which includes only native, non-invasive tree and shrub plantings (note that nursery cultivars and hybrids are not acceptable) and the application of a native seed mix and cover crop applied separately, both at a rate of 25 kg/ha.</p>	<b>Azimuth</b>	<p>Figure 3 has been updated to illustrate the proposed 15m minimum vegetated buffers to all wetlands located within the study area limit. Where wetland removals are proposed, these areas are very small in size (3 areas x 0.02ha). Removals of these areas were determined to be unavoidable in accommodating site plan design.</p> <p>It is noted that some or all of wetland units including SWTM3 (incl.), MAMM1-10 (incl.), and MAMM1-3 (incl.) and/or their 15m minimum vegetated buffers will be impacted by the proposed activity, however no portion of MAMM2-4 (incl.) or its 15m vegetated buffer will be encroached upon.</p> <p>No portion of the SWTM3 (incl.) and MAMM1-10 (incl.) units will be retained (0.02ha woodland removal in both areas), therefore retaining a 15m vegetated buffer is not applicable. MAMM1-3 (incl.) which will be partially encroached upon (0.02ha) and therefore where portions of 15m minimum vegetated buffers are to be retained for this unit, the proposed Planting Plan (Figure 4a-4b) has been updated to include restoration/improvement of these areas with natural, self-sustaining vegetation, non-invasive wetland shrub plantings, native seed mix, etc.</p>
7.2 and 8.5	<p>Please clarify why MAMM1-10 (incl.) will be removed for the proposed development (Block 169 - Open Space) and will not be retained and protected.</p>	<b>Azimuth</b>	<p>The Town requires the new community to connect to the existing development to the east. Due to the location of the existing road (Oaksides Drive) and the watercourse, there is only one feasible location for the road connection. MAMM1-10 (incl.) will need to be removed in order to accommodate the required road connection.</p>
7.2 and Figure 4a	<p>Please note offsetting/compensation plantings need to be located outside of buffers to natural heritage/hydrologic features as these buffers are already required to be planted as per Policy 6.34 in the Lake Simcoe Protection Plan. In addition, the proposed development must demonstrate conformity with applicable policies prior to proposing compensation for the removal of natural heritage features and hydrologic features.</p>	<b>Azimuth</b>	<p>Wetland offsetting/compensation plantings (0.06ha) have been made continuous with wetland buffer plantings to MAMM1-3 (incl.) (0.242ha) on Figure 4a-4b, however the 0.06ha offsetting plantings are directed entirely outside of the 15m minimum vegetated buffer to MAMM1-3 (incl.), as shown in Figure 4a.</p> <p>The intent of proposing wetland offsetting continuous with MAMM1-3 (incl.) 15m buffer plantings and adjacent</p>



			MAMM2-4 (incl.) is to expand upon this overall wetland's size and ecological function, ultimately providing a larger consolidated wetland polygon in close proximity to the adjacent MAMM1-3 (incl.) unit where wetland impacts are proposed. Creating a new wetland entirely >15m beyond any existing wetland would be less desirable, as this would result in creation of a very small isolated wetland node (0.06ha in size) with likely minimal ecological function. It is anticipated that adding to/consolidating the existing wetland feature will replace onsite minor wetland losses in-situ and therefore not negatively impact the form and function of wetlands on the property in the post-development setting.
7.5	Please note that SWMP outlet headwalls or LIDs located in Block 172 are to be located outside of the 30 m buffer to natural heritage features. It is noted that details on the SWM pond and outlet design are unknown at this time and will be reviewed at detailed design.	<b>Azimuth</b>	Acknowledged. Review during detailed design will ensure SWMP outlet headwalls or LIDs are located outside of the 30 m buffer to natural heritage features. Verbiage also added to section 8.6: Stormwater Management Pond
8.0	Recommendations to avoid, minimize and/or mitigate potential impacts identified in Section 8.0 of the EIS are to be considered and implemented during all stages of the design process, technical report preparation, construction, and site restoration.	<b>Azimuth</b>	Acknowledged.
8.3 and 8.6	Double row sediment control fencing reinforced with straw bales as per LSRCA ESC-5 is to be used as perimeter fencing adjacent to wetlands and fish habitat to provide protection against potential erosion and sedimentation impacts. An Erosion and Sediment Control Plan will be required at the detailed design stage of development.	<b>Azimuth</b>	Acknowledged. Double row sediment fence and ESC Plan recommendations added to Section 8.3 and 8.6 of the EIS.
8.5	Feature boundaries should be included on figures presented in the EIS. Please include a figure that includes the following on a current high quality ortho-air photo: ELC vegetation communities, natural heritage and hydrologic features (including those staked with LSRCA) and <b>their associated VPZs</b> , the proposed development and anticipated limits of disturbance (e.g., grading limits). Areas for compensation plantings should also be included outside of VPZ (i.e. Open Space 168 and 169).	<b>Azimuth</b>	Figure 2 and Figure 3 have been updated to clearly illustrate ELC vegetation communities, staked wetland boundaries, and associated 15m minimum vegetation protection zones.  Refer to responses above related to proposed compensation plantings.
8.6	Please clarify if any additional plantings are proposed within the 30 m watercourse buffer and the riparian area of the intermittent stream to the north of the property (northwest quadrant). As per Policy 6.34 In the Lake Simcoe Protection Plan, a buffer is to be composed of and maintained as natural self-sustaining vegetation. Please provide a planting plan with native tree and shrub plantings and the application of a native seed mix in the buffer (if required).	<b>Azimuth</b>	All proposed plantings within the 30 m watercourse buffer/riparian areas are illustrated on the Planting Plan (Figure 4a). The drainage feature in the northwest quadrant is characterized as an ephemeral feature, and is therefore not considered regulated by LSRCA.
8.6	Please provide LSRCA with a record of the correspondence with DFO to ensure that works are in accordance with the federal <i>Fisheries Act</i> . It is noted that this will occur at detailed design once the impacts of the SWM pond discharge and outlet construction are known. Please confirm timing windows for in-water work as prescribed by the MNR for cold water systems as well should any in-water works be proposed during detailed design.	<b>Azimuth</b>	Acknowledged. DFO correspondence and MNR confirmation of in-water timing windows will be provided during detailed design. At this time, the permitted in-water work window is anticipated to be July 15-Sept 30 to protect both spring and fall spawning fish (to be confirmed with MNR). Text added to Section 8.6.
Figure 4a	Please refer to <a href="#">Conservation Halton Guidelines for Landscaping and Rehabilitation Plans</a> (2024) for planting recommendations. The detailed planting plan will be reviewed at detailed design.	<b>Azimuth</b>	Acknowledged. Note planting densities on Figure 4a have been updated to match Conservation Halton Guidelines, and native seed mixes have been prescribed for woodland and wetland restoration areas.
Figure 4a	A minimum two-year warranty period should be provided for the planted material. A monitoring plan should also be provided to ensure the establishment and survival of planted material is achieved. It should also identify how any deficiencies will be addressed and include invasive species management.	<b>Azimuth</b>	The Planting Plan (Figure 4a-4b) has been updated to include a minimum two-year monitoring and warranty period for vegetation installations and invasive species management.

Comment		Consultant	Response
<b>1<sup>st</sup> Engineering LSRCA Comments (09-AUG-2024)</b>			
<b>Comments for the “Natural Hazards Assessment”, dated April 22, 2024</b>			
<p><b>Section 4.2 (Watercourse 6.1):</b> The report mentions a meanderbelt width of 42m centered on the meanderbelt axis. However, in a previous assessment by others the meanderbelt width was calculated to be 18m.</p> <p>Indicate which meanderbelt width was used on drawing NH-1 and revise section 4.2 to clearly outline which distance was used to represent the meanderbelt width.</p>		<b>Tatham Engineering</b>	<p>The governing meander belt width (42 m centered on the meander belt axis) was adopted for this assessment and is shown on the drawing NH-1.</p> <p>The report text has been revised for clarity.</p>
<p><b>Drawing NH-1:</b> This drawing shows the regional flood elevation / flood hazard for Tributary 4.0, Reach 3 (northern watercourse) encroaching onto lots 2, 11, 12, and 13.</p> <p>However, the upstream drainage area is much less than 125ha (it's 8.67ha), therefore LSRCA <u>does not</u> regulate this watercourse for <u>flood hazard</u> (floodplain).</p> <p>However, provide calculations demonstrating the 100-year storm event can be safely conveyed with no impacts to the proposed properties at the northwest corner of the subject site.</p> <p>Please edit all material and remove the reference to Flood Hazard associated with this watercourse.</p>		<b>Tatham Engineering</b>	<p>The 1:100-year return frequency peak flow was analyzed for Reach 3 to demonstrate safe conveyance with no impacts to the proposed properties at the northwest corner of the subject site.</p> <p>The report text, tables and Appendix D have been revised. Drawings NH-1 and FLD-1 have also been revised.</p>
<p><b>Drawing NH-1:</b> As per LSRCA's implementation guidelines, the 6m erosion access allowance should be applied within all <u>confined</u> and <u>unconfined</u> river and stream systems.</p> <p>It appears on drawing NH-1 the 6m access allowance is shown from the meanderbelt line but has not been applied to the <u>stable slope line</u>.</p> <p>Please revise the drawing to include the <u>6m access allowance from the stable slope line</u> and revise the limits of development, if required.</p> <p>If the draft plan needs to be revised then ensure the draft plan in the preliminary stormwater management report is also updated.</p>		<b>Tatham Engineering</b>	<p>Drawing NH-1 has been revised. The 6 m erosion access allowance was offset from the greater of the stable slope and meanderbelt erosion hazard. The limits of development are not impacted by the revised erosion access allowance limit.</p>
<p><b>Drawing NH-1:</b> It appears there is a proposed road at the northeast corner of the development which encroaches beyond the limit of developments. Please confirm and remove any proposed works outside the development limits.</p> 		<b>Tatham Engineering</b>	<p>The location of the road tie-in to the existing Maple Brooke Drive right-of-way was previously established as part of the existing Phase 1 development. NH-1 has been updated to show no development is outside the development limits. The Natural Hazards report has been updated to describe these localized changes to NH-1.</p>

	<p><b>Digital Hec Ras Model:</b> Thank you for submitting the Hec-Ras model.</p> <p>Indicate, within the text of the report, which <u>plan</u>, and <u>geometry</u> file represent the Regional flood elevation plotted on drawing NH-1 (only for watercourse 6.1).</p> <p>Just for reference, currently there are 4 geometry files and 5 plan files within the Hec Ras model, hence this comment.</p> <p>Omit the plan and geometry files which are not required and resubmit the digital model.</p>	Tatham Engineering	<p>The report text has been revised for clarity.</p> <p>The revised digital model files are included with this submission.</p>
	<b>Comments for the “Preliminary Stormwater Management Report”, dated April 18, 2024</b>		
	<p><b>Phosphorous Criterion and Offsetting Policy:</b> Under section 4.0 - Phosphorous Treatment &amp; Mitigation “the site will be subject to the removal of 80% of the annual total phosphorus load from all major development areas.”</p> <p>Please note, this criterion has recently been altered due to the passing of Bill 23.</p> <p>To achieve 4.8-DP(e) in the Lake Simcoe Protection Plan; please demonstrate how the phosphorus loading shall be minimized, by demonstrating the post development loading is at or below the pre-development loading (i.e., post to pre).</p> <p>Please revisit the phosphorus budget and consider additional mitigation measures to achieve post to pre phosphorus loading rates.</p> <p>Please edit/remove all the references to 80% (or in some cases 90%) phosphorus reduction <u>throughout</u> the report and revise the supporting calculations, if necessary.</p>	Tatham Engineering	<p>The phosphorus budget was prepared in accordance with the Phosphorus Offsetting Policy (2023). All references to 80% or 90% phosphorus reduction have been removed from this SWM submission (dated March 2025).</p> <p>As described in Section 5.7 of the Preliminary Stormwater Management Report (dated March 2025), best efforts were applied to reduce post-development phosphorus loading to pre-development loading. Feasibility of additional soakaway pits, enhanced grass swales, and filtration treatment devices will be explored at detailed design. Any remaining loadings left unmitigated will be subject to cash-contribution for off-site mitigation.</p>
	<p><b>Phosphorous Offsetting Policy:</b> The phosphorus offsetting policy has also been recently updated. “Any remaining stormwater phosphorus load that cannot be controlled to meet pre-development phosphorus loading levels would trigger the need for an offset to achieve pre-development phosphorus loading levels”. Please reference the new policy on our website and revise the report (section 5.7) to <u>indicate offsetting funds will be collected</u>, if post to pre loadings are not achieved.</p>	Tatham Engineering	The Preliminary Stormwater Management Report (dated March 2025) references the latest criteria as outlined in the Phosphorus Offsetting Policy (2023). We acknowledge that offsetting fees will apply if post- to pre- phosphorus loading matching is not achieved as described in Section 5.7 of the revised report.
	<p><b>Erosion and Sediment Control Plans:</b> Erosion and sediment control plans, within the regulated area, will be reviewed as part of detailed design.</p>	Tatham Engineering	Acknowledged. ESC Plans will be prepared in support of the detailed design.
	<p><b>Uncontrolled Drainage for Catchment 200:</b> LSRCA <u>cannot</u> accept <u>uncontrolled drainage</u>, from post-development catchment area #200, which is proposed to discharge onto private property north of the subject site, (as shown on the post-development drainage plan).</p> <p>However, if site grading cannot be altered and uncontrolled drainage remains proposed then obtain written documentation from the <u>Municipality</u> stating they are willing to accept the proposed uncontrolled drainage onto private property.</p>	Tatham Engineering	Uncontrolled drainage from Catchment 200 from the previous Preliminary SWM Report (dated April 18, 2024) has been re-routed towards SWM Facility #1 in the latest report (dated March 2025). All site-generated peak flows now drain towards Outlet #1 (Uxbridge Brook Tributary 6.1).
	<p><b>Volume Control:</b> Within section 5.5 please state the <u>volume control target</u> (in m³) based from 25mm of rainfall from all impervious surfaces.</p> <p>The report mentions 4.1mm of runoff volume can be infiltrated/ stored using lot-level soakaway pits. As such, <u>additional mitigation measures</u> must be considered to achieve the 25mm criteria.</p> <p>If the 25mm can not be achieved, due to site constraints or restrictions, then the various alternatives listed under section 3.2.6 must be evaluated.</p>	Tatham Engineering	<p>As described in Section 5.5 of the Preliminary Stormwater Management Report (dated March 2025), a volume control target of 195 m³ has been applied from the 25 mm storm event from select rooftop areas where feasible.</p> <p>This 195 m³ of volume control corresponds to the 2.4 mm storm captured on the total site impervious areas via lot-level soakaway pits.</p> <p>Due to high groundwater levels, the infiltration of the 25 mm storm event is unfeasible. As such, Alternative #3 of Section</p>

	<p>If the full compliance is not possible due to any of the factors listed at the end of Section 3.2.6, the proponent must document the reason.</p> <p>Provide a plan showing the location of the proposed mitigation measures.</p>		<p>3.2.6 of LSRCA guidelines applies as described in the report. Additional opportunities to increase infiltration will be explored at detailed design, where feasible.</p> <p>Refer to Figure 2 in Appendix F for a depiction of feasible infiltration measure locations which are based on the most recent groundwater levels (from GHD's 2025 Hydrogeological Addendum). The location and design of the infiltration measures will be confirmed at detailed design.</p>
	<b>VO Model:</b> Please provide a digital copy of the VO model.	<b>Tatham Engineering</b>	Digital copy of the VO Hydrology model is provided with this second submission.
	<b>Erosion Control:</b> Provide a section in the report outlining the requirements of LSRCA's stream erosion control, as per section 3.4 of LSRCA's SWM guidelines, April 2022.  LSRCA understands the extended detention and 24 hours drawdown time calculations are provided in the appendix of the SWM report but there is no mention of this criterion within the text of the report.	<b>Tatham Engineering</b>	<p>Refer to Section 4 and Section 5.4 of the Preliminary Stormwater Management Report (dated March 2025) for details regarding LSRCA's Stream Erosion Control requirements.</p> <p>Section 5.4 of the Preliminary Stormwater Management Report (dated March 2025) has been revised to include reference to drawdown time calculations for the 25 mm storm and for extended detention.</p>
	<b>Emergency Weir Elevation:</b> The emergency weir is set at an elevation of 268.70m whereas the 100-year water level is at elevation 268.81m. It's not standard practice to use the emergency weir to discharge the 100-year storm event.  Please confirm and revise the outlet control structure, stage/storage/discharge table, route reservoir command, etc.  Comment on whether this revision will impact the size needed for the SWM block.	<b>Tatham Engineering</b>	<p>The outlet design of SWM Facility #1 has been revised to limit the 1:100-year water surface elevation (268.52) to below the Emergency Overflow Weir sill elevation (268.90).</p> <p>The pond has been revised accordingly within the previously allocated block. No revisions are needed for the SWM pond block.</p>
	<b>General Info:</b> Please note that additional information has been requested as noted above for LSRCA to further review the application. Once this information has been provided, additional comments may be forthcoming.	<b>Tatham Engineering</b>	Acknowledged.
Comment		Consultant	Response
	<b>1<sup>st</sup> Hydrogeology LSRCA Comments (July 31, 2024)</b>		
Section	<b>General</b>		
	The site is mapped within a Significant Groundwater Recharge Area (SGRA) and Ecologically Significant Groundwater Recharge Area (ESGRA), thus Lake Simcoe Protection Policy 6.40-DP is applicable. The site is also mapped within a WHPA-Q2. As such, Policy LUP-12 of the South Georgian Bay Lake Simcoe Source Protection Plan is applicable. Pre-development recharge must be maintained onsite. Please note the site will be subject to the Water Balance Recharge Offsetting Policy. <a href="https://www.lsrca.on.ca/Shared%20Documents/lspg-water-budget-policy.pdf">https://www.lsrca.on.ca/Shared%20Documents/lspg-water-budget-policy.pdf</a>	<b>Tatham Engineering GHD</b>	GHD - Noted. The water balance evaluation is discussed on Section 5.5 of GHD's Hydrogeological Assessment Addendum. The pre-development recharge, on a catchment level, is maintained.
	Please note that additional information has been requested as noted above for LSRCA to further review the application. Once this information has been provided, additional comments may be forthcoming.	<b>IPS</b>	Acknowledged.
	Please ensure the land area is consistent across all reports.	<b>All Consultants</b>	Acknowledged, all reports reference the same
	<b>Hydrogeology</b>		
3.0	The draft plan of subdivision has changed since the initial Hydrogeological Investigation. Please update the report accordingly.	<b>GHD</b>	Noted. The updated draft plan was reviewed in GHD's Hydrogeological Assessment Addendum and is shown on Figure 2.
4.2	Please prepare schematic geological cross-section(s) with a cross-section location plan.	<b>GHD</b>	A cross-section plan is shown as Figure 2. The geological cross-sections are provided as Figures 3 and 4.



4.2.3	<p>Four monitoring wells were installed across the site on March 1, 2021 and measured on March 10, 2021. Groundwater level monitoring is to be completed monthly for at least 12 months to establish stabilized seasonally high groundwater levels and trends. Groundwater level data should be used to:</p> <ul style="list-style-type: none"> <li>A. Determine if a 1 metre separation between the bottom of infiltration-based LIDs and the water table can be maintained throughout the year.</li> <li>B. Determine the building/ servicing depth that may extend below the water table and assist in quantifying the amount of dewatering that will be required.</li> <li>C. Interpret the groundwater flow.</li> </ul>	GHD	<p>A 12-month monitoring program is currently being conducted within the four (4) monitoring wells at the site and will be completed at the end of May 2025. A summary memo will be provided following completion of the program.</p> <p>We have interpreted the groundwater flow based upon water levels collected to date.</p>
4.2.6	The single well response test K-values suggest infiltration rates are relatively low to moderate. More detailed infiltration data is required. Please assess the local recharge rate through completing <i>in-situ</i> infiltration testing (i.e., Guelph Permeameter) in the vicinity and at the bottom elevation of any proposed infiltration-based LIDs.	GHD	Infiltration testing results are discussed in Section 4.2.3 of GHD's Hydrogeological Assessment Addendum.
5.1	A review of the MECP well database for a 250 m radius from the site was completed. Please extend the radius to 500 m and conduct a door-to-door survey to confirm the private well users.	GHD	The radius of the well survey was extended to 500 m. Results of an updated well survey are discussed in Sections 4.1.1 and 4.1.2 of GHD's Hydrogeological Assessment Addendum.
6.1.1	<p>A preliminary water balance assessment was completed and suggests development will decrease annual infiltration by 76%. The post-development with mitigation water balance shows the infiltration deficit is negligible with downspout disconnect to grass.</p> <p>Please note for infiltration credit from downspout disconnect, there must be a 5 m flow path along a permeable surface. Please indicate the soil type used for the analysis as 25% credit is provided for C and D soils, and 50% is credited for A and B soils. Additionally, infiltration credit is not provided for the SWM Pond. The draft plan of subdivision has changed since the initial water balance assessment. Please update with the new plan.</p>	GHD	The water balance evaluation is updated and discussed on Section 5.5 of GHD's Hydrogeological Assessment Addendum.
6.1.3	A surface water feature is mapped immediately south of the site. Please provide a description of the surface water feature as per Section 3.1.10 of the Hydrogeological Assessment Submission Guideline.	GHD	The surface water feature is noted and discussed with details in Section 2 of the addendum report.
6.1.6	Please note the site is located within a SGRA and ESGRA. Dewatering effluent is to be treated for PWQO and returned to the environment.	GHD	Noted. We have commented in the report that any dewatering must be treated prior to returning it to the ground.
<b>Storm Water Management</b>			
5.6	Please note the water balance provided in the Hydrogeological Investigation will be reviewed for the following application.	GHD	Acknowledged.
5.6	<p>The soakaway pits are currently proposed to provide 8,717 m<sup>3</sup> of infiltration annually. It is recommended to use a climate station that is closer to the site (i.e., Udora) for the analysis.</p> <p>Please confirm the soakaway pits are sized for the updated post-development infiltration deficit volume to be mitigated.</p>	Tatham Engineering	<p>The soakaway pits have been sized for the 25 mm single storm event capture from select rooftops, where feasible.</p> <p>The soakaway pits will offset the water balance deficit as much as feasibly possible, as described in Section 5.6 of the revised Preliminary Stormwater Management Report (dated March 2025). Refer to GHD's 2025 Hydrogeological Addendum for further information.</p> <p>At detailed design, we will explore other options to provide additional infiltration, which will depend on the most recent groundwater levels present on site.</p>
	Please provided detailed calculations with the <i>in-situ</i> infiltration rate demonstrating that the footprint of the proposed facility is sufficient to allow complete drawdown in the preferred 24-48 hour timeframe.	Tatham Engineering	Per Section 5.5 of the Preliminary Stormwater Management Report (dated March 2025), in-situ infiltration rates have been received. Preliminary drawdown time calculations within soakaway pits are provided in Appendix F, which is estimated to be 30 hours.
	Please provide the location of any proposed infiltration-based LID facilities on a drawing.	Tatham Engineering	Refer to Figure 2 in Appendix F of the Preliminary Stormwater Management Report (dated March 2025) for a depiction of feasible infiltration measure locations which are based on

			the most recent groundwater levels (from GHD's 2025 Hydrogeological Addendum). The location and design of the infiltration measures will be confirmed at detailed design.
	Please provide cross-sections of any proposed infiltration-based LID facilities, include all dimensions, materials used and demonstrate that there is 1 m separation between the LID invert and the seasonal high groundwater elevation.	<b>Tatham Engineering</b>	Preliminary cross-section details are provided in Figure 2 in Appendix F enclosed in the Preliminary Stormwater Management Report (dated March 2025).
	Please note that additional information has been requested as noted above for LSRCAs to further review the application. Once this information has been provided, additional comments may be forthcoming.	<b>Tatham Engineering</b>	Acknowledged.
Comment		Consultant	Response
	<b>Bell Canada (Sept 9, 2024)</b>		
	While we do not have any specific comments or concerns pertaining to the amendment at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.  Please forward all future documents to <a href="mailto:circulations@wsp.com">circulations@wsp.com</a> and should you have any questions, please contact the undersigned.	<b>IPS Mason Homes</b>	Acknowledged.
Comment		Consultant	Response
	<b>Canada Post (June 28, 2024)</b>		
	Canada Post has reviewed the proposal for the above noted Plan of Subdivision and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes. In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:	<b>Mason Homes</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.</li></ul>	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.</li></ul>	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.</li></ul>	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.</li></ul>	<b>Mason Homes Tatham Engineering</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.</li></ul>	<b>Mason Homes</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Municipality/Township.</li></ul>	<b>Mason Homes</b>	Acknowledged.
	<ul style="list-style-type: none"><li>The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.</li></ul>	<b>Mason Homes</b>	Acknowledged.

	<ul style="list-style-type: none"> <li>The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.</li> </ul>	Mason Homes	Acknowledged.
	<p><b>Canada Post further requests the owner/developer be notified of the following:</b></p> <p>1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations</p> <p>2 There will be no more than one mail delivery point to each unique address assigned by the Municipality</p> <p>3 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project</p> <p>4 We request that the developer contact me in the design phase to determine Community Mailbox locations that meet our requirements.</p> <p>5 We request that the developer contact me a minimum of 60 before occupancy to arrange for installation of Community Mailboxes.</p> <p>6 The complete guide to Canada Post's Delivery Standards can be found at:  <a href="https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf">https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf</a></p>	Mason Homes	Acknowledged.
<b>Durham District School Board (July 02, 2024)</b>			
1	Approximately 44 elementary pupils and 25 secondary pupils could be generated by the above noted application.	Mason Homes	Acknowledged.
2	Students generated from this development will attend existing neighbourhood schools.	Mason Homes	Acknowledged.
<b>Durham Region Transit (July 8, 2024)</b>			
	Protect space for both a nearside and farside bus stop at: a) Northbound Centre Road at Street 'A'. b) Eastbound Street 'A' at the east side access of Street 'F'.	Tatham Engineering	Acknowledged.
	Sidewalks should be built along all roads in the subdivision as well as along Centre Street to facilitate pedestrian transit use.	Tatham Engineering	Acknowledged.
	The protected stop spaces should adhere to the attached S-12 drawing.	Tatham Engineering	Acknowledged.
<b>Durham Region Planning and Economic Development (July 16, 2024)</b>			
	It is recommended that a Transportation Demand Management (TDM) Section be added that provides recommendations on infrastructure and programs, to minimize travel demand and encourage non-auto travel mode use by residents of the development. The TDM recommendations are to be site-specific, and the study is to identify who would be responsible for the initial implementation and on-going operation (as applicable) of each recommended facility or program.	Tatham Engineering	Acknowledged. Discussion on TDM and measures applicable to this development have been added to the TIS.
	The above noted TDM section should include a discussion on the short-term and long-term bicycle parking that should be provided for residents and visitors. The above noted TDM section should also include reference to any traffic calming measures such as speed humps, roundabouts, pedestrian crossings (PXOs) etc. to help facilitate and support active transportation. Furthermore, this proposed TDM section may consider reference to EV charging infrastructure on site, if applicable, to align with and support the Region's sustainable transportation goals and policies.	Tatham Engineering	See above response. Specific traffic calming measures to implement for this development can be explored at detailed design stage.
<b>Enbridge Comments (July 02, 2024)</b>			
	<p>Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.</p> <p>Please always call before you dig, see web link for additional details:  <a href="https://www.enbridgegas.com/safety/digging-safety-for-contractors">https://www.enbridgegas.com/safety/digging-safety-for-contractors</a></p> <p>The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.</p>	IPS Mason Homes	Acknowledged.

**Metrolinx Comments (July 27, 2024)**

	Please be advised that the subject lands fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.	<b>IPS Mason Homes</b>	Acknowledged.
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