

**PLANNING JUSTIFICATION REPORT
2506339 Ontario Inc. and Richard Schickedanz
Proposed Residential Subdivision by Far Sight Homes
5426, 5452 and 5548 Lakeshore Road
Ballantrae**

**Prepared for:
Far Sight Investments Limited**

**December 2018
Revised May 2025 (4th Submission)**

**ALCORN & ASSOCIATES LIMITED
Land Planning & Development Consultants**

Table of Content

EXECUTIVE SUMMARY	4
1.0 Proposal.....	6
2.0 Location	7
3.0 Surrounding Land Uses	8
4.0 Development Applications	8
5.0 Planning Policy	9
5.1 Provincial Policy Statement (2024).....	9
5.2 Greenbelt Plan (2017)	12
5.3 The Growth Plan (2020).....	12
5.4 Oak Ridges Moraine Conservation Plan (2017).....	15
5.5 Lake Simcoe Protection Plan (2009).....	17
5.6 Ontario Planning Act.....	17
5.7 Region of York Official Plan	22
5.8 Town of Whitchurch-Stouffville Official Plan	23
5.9 Town of Whitchurch-Stouffville Zoning By-law.....	28
6.0 Site Servicing	29
7.0 Environmental Considerations	30
8.0 Planning Considerations	31
9.0 Conclusions.....	34
FIGURES	35
Figure 1 - Location Plan	38
Figure 2 - OPA 90 - Official Land Use Plan	38
Figure 3 - Landscape and Environmental Enhancement Master Plan	38
Figure 4 - Draft Plan of Subdivision	38
Figure 5 - OPA 90 - Appendix 'A'	38
Figure 6 - Draft Plan of Condominium	38
Figure 7 - Proposed Zoning Map	38
APPENDICES	39
Appendix 1 Proposed Amendment to Town Official Plan.....	40
Appendix 2 Proposed Amendment to Town Zoning By Law.....	48
Appendix 3 May 2025 Comments/Responses Matrix.....	49

TECHNICAL SUPPORT STUDIES/PLANS, 4th SUBMISSION

Prepared and submitted in support of the Far Sight planning applications:

1. Submission Transmittal Letter, Alcorn & Associates Limited, May 20, 2025
2. Draft Plan of Subdivision, Alcorn & Associates Limited, February 16, 2025
3. Planning Justification Report, Alcorn & Associates Limited, May 2025
4. Environmental Impact Statement, Roots Environmental, May 2025
5. Functional Servicing and Stormwater Management Report, Sabourin Kimble & Associates Ltd., April 2025
6. Traffic Impact/Entrance Study, BA Consulting Group Ltd., April 2025
7. Landscape and Environmental Enhancement Master Plan, Schollen & Company Inc., April 2025
8. Updated Comments/Responses Matrix, May 2025
9. Conceptual Communal Water System Design Report, R.V. Anderson Associates Limited, February 25, 2025
10. Conceptual Design Report, Sewage Pumping Station and Forcemain Design Development, R.V. Anderson Associates Limited, December 2024
11. Groundwater Supply Assessment, WPS Canada Inc., July 2024
12. Tree Inventory and Assessment Report, Schollen & Company Inc., December 2024

Previously Submitted

13. Natural Heritage System Plan, Alcorn & Associates Limited, November 2022
14. Technical Design Brief, Geo Morphix, November 2022
15. Hydrogeological and Water Balance Assessment, WSP Canada Inc., April 2021
16. Geotechnical Investigation Report, WSP Canada Inc., May 2021
17. Tree Inventory and Assessment Report, Schollen & Company Inc., July 2023
18. Tree Inventory and Assessment Report, Schollen & Company Inc., July 2021
19. Preliminary Environmental Noise Study, Jade Acoustics Inc., December 2018
20. Phase One Environmental Site Assessment, WSP Canada Inc., May 2017
21. Phase Two Environmental Site Assessment, WSP Canada Inc., August 2018
22. Archaeology Stages 1, 2 and 3 Reports, The Archaeologist Inc., 2017, 2018
23. Draft Plan of Common Elements Condominium, JD Barnes Surveying, November 22, 2018
24. Direction of Groundwater Flow, Ballantrae Golf & Country Club, Alpha Environmental Services, June 23, 2020
25. Ballantrae WWTP Capacity Evaluation, Hatch Ltd., March 25, 2020
26. Ministry of Tourism, Culture and Sport, Clearance Letter. April 28, 2018

EXECUTIVE SUMMARY

Far Sight Homes is proposing a quality residential subdivision of 145 homes on the north side of Lakeshore Road east of Highway 48 in the community of Ballantrae. The proposed private streets, communal water supply, communal sewage treatment infrastructure and utilities within the proposed development are to be the responsibility of the condominium corporation. The development is to consist of urban sized lots, with condominium freehold ownership, with connection to the existing sewage treatment plant on the Ballantrae Golf & Country Club (BGCC), consistent with Provincial and Regional policy for intensification and utilization of available servicing. This proposed development is consistent with the Town Council recent approval of the subdivision at 15381, 15437, 15457, 15473 Highway 48 north of Aurora Road, respecting lot sizes, private servicing, private streets, condominium freehold ownership and connection to the existing BGCC sewage plant.

The Far Sight applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision approval and Request for Exemption from a common elements Draft Plan of Condominium application, to be connected to the existing BGCC sewage plant, are fundamentally the same as the aforementioned Highway 48 applications approved by the Town.

The Far Sight subdivision will help to complete the urban development on vacant lands in this east central portion of the Ballantrae community. A significant portion of the Far Sight development is planned with a central Open Space/Conservation area “green space” being 32% of the site area. This conservation area consists of existing woodlands for protection, the drainage wetland system and extensive new plantings of trees, shrubs and free-to-growth grasslands, including walking paths.

A north/south linear walkway is proposed through the central open space conservation area of the proposed Far Sight development from Lakeshore Road to the Aurora Road providing pedestrian linkage with the new sidewalk, community center, tennis facility and public school along Aurora Road.

The proposed lot area are from 420m² to 846m², with an average lot area of 527m², with minimum lot frontages of 15m and lot depths of about 33m. Lot frontages for the 15381-15473 development range from 12.6m to 15.0m, being less lot frontage for about 40% of the lots. Persons per hectare are 37.18p/ha for the Highway 48 development with 28.4p/ha for the Far Sight development.

The proposed overall residential density of the proposed development is 8.8 units per hectare being of lesser density than the recently approved development at 15381-15473 Highway 48 which density is 11.92 units/ha.

The proposed amendment application is to amend Official Plan 90 was in full force and effect in 2019 when the OPA, ZBA and Plan of Subdivision applications were submitted to the Town. The amendment is to add permitted use and servicing policies that provides for the proposed

subdivision to connect by a forcemain with the BGCC sewage treatment plant. Also, the amendment provides for development by a condominium plan and with minimum lot areas of 420m². No land use change or other amendment to the Official Plan are required. The proposed development is in conformity with the Town Official Plan and Secondary Plan/OPA90, the Region Official Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan. The Amendment is consistent with the Provincial Policy Statement. The proposed development and applications represents good planning being in conformity with Town Secondary Plan/OPA90 development policies for the community of Ballantrae-Musselman Lake.

1.0 **Proposal**

Far Sight Homes, a GTA community home builder, is proposing construction of a low density single family residential subdivision of 145 single detached dwellings within a private gated community on Lakeshore Road in Ballantrae in the Town of Whitchurch-Stouffville. The project is to consist of large urban sized residential lots of an average of 527m² with 15m frontages on private (non-municipal) streets and essential services, with common element open space areas, under free-hold condominium ownership.

A complete planning applications submission for the project has been submitted to the Town that requests:

- i.) amendment to the Town Official Plan to add special provisions respecting “Permitted Uses” and “Servicing Policies” that provides for private water supply system and sanitary sewer connection to the existing private Ballantrae Golf & Country Club sewage treatment system and to permit minimum lot areas of 420m² within a condominium plan,
- ii.) subdivision plan approval, and,
- iii.) zoning by-law approval.

Figure 1 and **Figure 2** shows the subject lands within the community of Ballantrae. **Figures 3** shows the Landscape and Environmental Enhancement Master Plan of the project containing approximately 5.90 ha of open space conservation and stormwater management and planting areas, representing 36% of the 16.32ha site area.

The proposed development (**Figure 4**) proposes large urban residential detached dwellings on lots of approximately 15 m in width by about 33 m in depth with minimum lot areas of 420m². Dwelling gross floor areas are to be a minimum 360m², with two stories and double car garages.

The development is to be serviced on private communal sanitary sewers connected by a forcemain to the existing private sewage treatment plant within the Ballantrae Golf & Country Club to the north. The development will be serviced by a private communal drilled well water supply system, water storage cisterns and on-site fire protection infrastructure.

The private condominium streets will have a right-of-way width of 11.0 m throughout the subdivision to service the single-detached lots with a 7.5m pavement width. The gated entrance Street ‘A’ will have a right-of-way width of 15.0 m, with a pavement width of 8.5m and a 1.5m sidewalk on the west side extending to the north property boundary. Entry gates, gatehouse and planting areas are proposed at the Street ‘A’ gated entrance intersection on the north side of Lakeshore Road. Decorative fencing and plantings (within Blocks 152, 153 and 154) are proposed along the frontage of Lakeshore Road, together with a separate 5.0 m road widening (Block 158) to be dedicated to the Town. Refer to **Figure 4**.

One hard surfaced emergency access way (within Block 155), designed to Town standards, is proposed at Street 'D' to Lakeshore Road to provide alternate emergency fire truck access.

The private Street 'A' intersection with Lakeshore Road proposes a 7.5m in-bound lane and a 6.0m out-bound lane, with community gated entrance and landscaping elements. All pavement widths and radii within the development are designed to accommodate turning movements of moving vans, fire trucks and garbage trucks in accordance with vehicular geometric plans to satisfy Town requirements for private condominium development, all pursuant to the recommendations of the Transportation Impact Study by the BA Group.

Three private stormwater management facilities (within Blocks 146,147,148) are proposed with two facilities situated in the southeast corner, with the third facility fronting Street 'E' adjacent to the Open Space/Conservation Area to the north. All stormwater facilities are to contain subsurface storage and infiltration systems without typical dry or wet ponds. The surface area of each storm block facility is to be a naturalized vegetative state with strategic trees, shrubs and grass plantings. A small private stormwater dry pond is proposed east of Lot 31 within the Open Space Conservation Block 150 with a maintenance path from Street "C". These SWM facilities are not to be conveyed to the Town.

2.0 Location

The subject lands are municipally addressed as 5426, 5452 and 5584 Lakeshore Road. This land assembly of three former individual properties represents an expanded comprehensive approach to development as required by the Town during the pre-application consultation process in order to complete the planned residential development of this community area. The subject lands are 450m east of Highway 48 being east of the Somer Rumm Court residential subdivision, all being in the east central quadrant of the Community of Ballantrae. The subject lands are legally described as being in Lots 19 and 20, Concession 8 in the Town of Whitchurch-Stouffville, in the Region of York.

The subject lands are generally square in shape having an area of 16.32ha with a frontage on Lakeshore Road of 467 m. The easterly boundary of the proposed subdivision forms the eastern limit of the "settlement area" designation and urban boundary in the Town Secondary Plan/OPA90. Other lands owned by the Applicant lie outside the settlement area to the east and are proposed to remain in agricultural crop use. The subject lands are vacant of buildings except for an unoccupied single family dwelling at 5426 Lakeshore Road in the southwest corner.

An Aerial Plan on Figure 5 identifies the proposed subdivision elements including the large open space conservation area that includes a central woodland feature and valley areas to be protected within a "FH-Flood Hazard" zone of Blocks 150 and 151 extending from Lakeshore Road to the property north limit. This large open space

corridor currently contains municipal storm drainage ditch extending from residential development north of Aurora Road. This proposed open space Blocks 150 and 151 contain a shallow floodplain area regulated by the Lake Simcoe Region Conservation Authority, being subject of a balanced cut and fill application to the LSRCA for redefinition of the floodplain with a relocated meandering flow route. This relocated stormwater drainage ditch will be conveyed as an easement to the Town. The present municipal ditch is proposed to be regraded east of the Street “C” cul-de-sac with storm drainage from the north to be directed to the new relocated municipal storm drainage ditch and new wetlands within Blocks 150 and 151.

3.0 Surrounding Land Uses

To the east are cultivated crop lands, containing a single family dwelling and out-buildings. To the north are vacant lands to Aurora Road being agriculturally cropped within a “FH-Flood Hazard” zone that constraints residential development. To the northwest are older existing residences fronting on Aurora Road. To the west is the Somer Rumm Court residential subdivision. To the south of Lakeshore Road is an open field with four scattered residential properties to the east and west being outside the settlement area.

4.0 Development Applications

2506339 Ontario Inc. and Richard Schickedanz are the registered owners and applicants of the lands subject of the “complete” planning applications OPA 19.002, ZBA 19.002, SUB 19T(W)19.001 and CMD-2020-001 submitted to the Town. A request has been made to the Town for exemption from a common elements Draft Plan of Condominium application.

A site meeting in March 2017 with Town and LSRCA staff determined the appropriateness of the proposed development, removal of the invasive Scots Pine, proposed floodplain cut and fill works, relocation of the ditch and staking/surveying of the natural heritage (woodlands) and hydrological (wetland) features. The dripline of the woodland feature was confirmed and surveyed as shown in the draft plan of subdivision (**Figure 4**). In October 2024, LSRCA staff confirmed the natural feature limits that included wetlands incorporated into the subdivision plan (**Figure 4**).

A Comments/Responses Matrix, updated to May 2025, is provided in Appendix 3, which addresses the 3th Submission comments of the Town and LSRCA of March 2023 respecting the planning applications.

It has been determined by a Tree Inventory and Assessment Report, by Schollen & Company Inc., dated July 2024, the extent of inventoried trees recommended for removal. The remaining woodlands are considered of good quality for preservation. A Landscape and Environmental Master Plan, prepared by Schollen & Company, updated to May 2025, on **Figure 3** showing proposed private woodlands, community open space, SWM

facilities and new wetlands and plantings representing 36% of the subdivision area.

The Town Official Plan indicates the subject lands are within the Ballantrae-Musselman Lake and Environs Secondary Plan. This Secondary Plan was approved in April 1997 as OPA 90 still in full force and effect. Under OPA 90 the subject lands are designated Ballantrae Future Residential Area II. The subject application for Official Plan Amendment does not request a re-designation, but requests site-specific amendments for:

- a. Permitted Uses, to permit the 145 lot plan of subdivision and plan of condominium development with minimum lot areas of 420m², maximum building height, and,
- b. Servicing Policies for on-site private communal water supply and wastewater sewage systems, with connection to the existing private sewage treatment plant of the Ballantrae Golf & Country Club.

The Functional Servicing and Stormwater Management Report, updated May 2025, and the Ballantrae WWTP Capacity Evaluation (March 25, 2020) identifies that there are servicing solutions and engineering design plans.

A Groundwater Supply Assessment report by WSP Canada Inc., dated July 2024, confirms that either the Middle or Lower Aquifer are expected to be able to support the peak power or maximum day demand for the proposed subdivision.

A Conceptual Communal Water System Design Report by R.V. Anderson Associates Limited dated February 2025 confirms solution for a water supply distribution from the Block 156, a proposed utilities building.

A Conceptual Design Report, Sewage Pumping Station and Forcemain Design Development, by R.V. Anderson Associates Limited, dated December 2024, confirms solutions for the sewage system pumping, storage, utilities building and forcemain requirements.

The application for Zoning By-law Amendment is to rezone the lands from the “DR-Development Reserve” zone to a “RV-Residential Village” zone, with a “FH-Flood Hazard” zone applicable to the open space conservation area containing natural features, walkway system, relocated Town stormwater drainage ditch/ and easement and new plantings within the community green space.

5.0 Planning Policy

5.1 Provincial Policy Statement (2024)

The Provincial Policy Statement (PPS) **Section 1.1.3.1** states that:
“*Settlement areas* shall be the focus of growth and development.”

Section 1.1.3.2 states that:

“Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for the unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
4. prepare for impacts of a changing climate
5. support active transportation;
6. are transit-supportive, where transit is planned, exists or may be developed; and,
7. are freight supportive.;

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

Response:

In my opinion, the proposed development is consistent with above-referenced Sections 1.1.3.1 and 1.1.3.2 of the PPS for the following reasons:

- the proposed 145 lot single detached residential subdivision development is within the designated *settlement area* of the Town of Whitchurch-Stouffville’s Ballantrae and Musselman’s Lake Secondary Plan (Official Plan) where growth is to be focused and promoted pursuant to the Provincial Growth Plan for the Greater Golden Horseshoe and as designated by the Oak Ridges Moraine Conservation Plan
- The development is within the *Towns and Villages* designation of the Region Plan
- the proposed subdivision has been *efficiently* designed with residential lots 420m², streets, stormwater infrastructure and open space/conservation lands to provide a range of lot sizes for single detached homes in keeping with the community land use pattern
- the proposed gross residential subdivision is at 3.5 units/ha
- it is proposed to, use existing public road *infrastructure* and water supply system and Lakeshore Road watermain, without the need for *unjustified expansion* of municipal services

- the proposed development is to connect to and *efficiently use* utilize proven *available* treatment capacity within the existing (private) sewage treatment plant *infrastructure* of the nearby BGCC at no expense to the Town or Region
- the proposed development is within a *settlement area* where emerges and negatives impact to air quality efficiency are optimized and 32% open space lands are provided as a backdrop to two distinct neighbourhood.
- the proposed Ballantrae community expansion can utilize and support nearby GO bus/train transportation services in Stouffville and at Aurora Road/404

Section 1.6.6.1a) of the PPS states that:

“Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

“municipal sewage services and municipal water services”

“2. private communal sewage services and private communal water services, where municipal sewage and water services are not available”

Response:

The subject development consistent with this private communal sewage and water servicing policy by connection to the existing *private communal sewage service* of the BGCC under a municipal responsibility agreement and proposing a drilled well private communal water services.

Section 2.1.1 of the PPS states that:

“Natural features and areas shall be protected for the long term.”

Response:

An Environmental Impact Statement has been prepared by Roots Environmental Inc., dated May 2025, which delineates the limits of the natural features (woodlands) and hydrological features (woodland wetlands) for preservation. The EIS addresses wetlands for removal in accordance with the LSRCA compensation and off-setting policy. The draft plan of subdivision and the coloured environmental Master Plan (**Figure 3**) shows the limits of the wetlands for retention and removal within the Regulation Area of LSRCA. Proposed wetlands removed are to be compensated for at a 3:1 ratio. This proposed replacement results in a greater Open Space area to be protected for the long term than shown in Appendix ‘A’.

These natural features for protection are shown on the draft plan of subdivision within the Open Space blocks (**Figure 4**) and in the draft zoning by-law amendment (in **Appendices**) within a “Flood Hazard (FH)” zone.

There are no “significant” natural features as defined by the ORMCP due to not meeting the minimum area of “0.50 ha” for wetlands and 4.00 ha for woodlands.

In my opinion, the subject development applications are consistent with the policies of

the Provincial Policy Statement.

5.2 Greenbelt Plan (2017)

On September 26, 2024, an amendment to the Greenbelt Plan prescribed that references to the policies of the PPS 2020 and the Growth Plan would remain applicable.

The Greenbelt Plan (2017) provides planning direction for the Greater Golden Horseshoe. Lands within the Greenbelt Plan include lands that are within the Oak Ridges Moraine Conservation Plan (2017) area, and as such, the ORMCP policies continue to apply as set out in Section 2 of the Greenbelt Plan. The Greenbelt Plan policies for the Protected Countryside area do not apply

5.3 The Growth Plan (2020)

The subject development lands are within a designated *Settlement Area* of the Provincial Oak Ridges Moraine Conservation Plan and the Town and Region Official Plans, in effect.

The Growth Plan establishes policies to promote growth.

Section 2.2.1.2d), “*development will be directed to settlement areas, except where the policies of this Plan permit otherwise*”:

Response:

The subject development conforms with the Section 2.2.1.2d) policy in the following way:

- a) the proposed 145 unit residential subdivision is an in-fill/rounding-out development located in the eastern undeveloped part of the Ballantrae *Settlement Area* designated in the ORMCP, the Town and Region Official Plans. This *Settlement Area* is considered by the Province to be an *undelineated built-up area* where growth will be limited due to the lack of an existing planned municipal wastewater system. Although there is an existing municipal water system serving existing development in the Ballantrae and Musselman’s Lake communities, the Region of York has confirmed recently that there is no available supply for allocation to new development. The Region of York.
- b) the proposed development is to be serviced with a private *existing wastewater system* having available capacity private communal on-site drilled well water supply and distribution system of the Ballantrae Golf & Country Club.
- c) the *Settlement Area* for Ballantrae-Musselmans Lake is within the Oak Ridges Moraine Conservation Plan (2017) as part of the Greenbelt Plan. The ORMCP policies promote growth and development of designated residential lands in the Ballantrae-Musselman Lake and Environs Secondary Plan, in effect.

Ballantrae has been identified by the Province as an *undelineated built-up area*. However, it has long been identified as a *settlement area* where growth is permitted by approved Official Plans of the Region and Town to be serviced on the existing Regional water supply system and private individual septic sewage beds, or on private communal water supply and private communal sewage system or existing BGCC wastewater plant facility.

The planned population of the Ballantrae-Musselmans Lake community is 6,230 persons within OPA 136 approved by the Ontario Land Tribunal on January 31, 2025.

As an *undelineated built-up area*, Ballantrae growth will be limited to the servicing capacity of the existing Regional municipal water system and private communal sewage services. No municipal sewage services are planned and the Region has recently confirmed there is no available water supply to service new subdivision growth.

The Town and Region of York agree to the proposed Far Sight development serviced on a private communal water supply system with drilled well(s) with a private communal sewage system that connects by a forcemain to the existing private communal wastewater plant of the BGCC subject to the preparation of supporting technical reports requested by the Town and submitted with this 4th Submission. These private communal services are pursuant to the servicing policies of the PPS, the Region Official Plan and Town Official Plan.

Section 3.2.6.2 of the Growth Plan states:

“Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:

- a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;”*

Response:

The Far Sight development proposes utilizing a private communal on-site water system and a private communal wastewater system and forcemain connection to the existing private communal wastewater system of the BGCC which has available capacity. This approach to utilization of available water supply which is supported by a water supply assessment report and water system and sewage servicing reports provides the opportunity for optimization and efficiency of use of lands for the increased density/lot yield for the development.

Section 3.2.7.1 of the Growth Plan states:

Municipalities will develop stormwater master plans or equivalent for serviced settlement areas that:

- a) are informed by watershed planning;
- b) protect the quality and quantity of water by assessing existing stormwater facilities and systems;

- c) characterize existing environmental conditions;
- d) examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
- e) incorporate appropriate low impact development and green infrastructure;
- f) identify the need for stormwater retrofits, where appropriate;
- g) identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and
- h) include an implementation and maintenance plan.”

Response:

The development proposes the provision of stormwater management in accordance with the Section 3.2.7.1 design consideration policies as set out in the Functional Servicing and Stormwater Management Report for the project.

Section 4.2.2.3a) of the Growth Plan states:

- a) new development or site alteration will demonstrate that:
 - i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;
 - ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

Response:

The natural heritage system for the development lands has been identified by the Environmental Impact Statement, dated May 2025, by Roots Environmental Inc. These natural heritage features and hydrologic features proposed within Open Space Blocks within the draft plan of subdivision for protection in a “FH”-Flood Hazard zone. These areas are to be enhanced for the movement of plants and animals. These natural features for protection are identified within the “Natural Feature Enhancement Area” of Appendix ‘A’ to OPA 90 the Secondary Plan which are proposed to be expanded as Open Space Blocks 149-151 on the draft plan of subdivision, draft, zoning by-law amendment and on the Landscape and Environmental Enhancement Master Plan, dated May 2025, for protection and enhancement. Refer to **Figure 3** that shows a proposed two times greater and varied open space area than envisaged by Appendix ‘A’.

In my opinion, the proposed development and applications conform with the referenced applicable policies of the Growth Plan (2017).

5.3 Oak Ridges Moraine Conservation Plan (2017)

The subject lands are within a *Settlement Area* land use designation of the ORMCP. The ORMCP states that:

“Settlement Areas reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban uses and development as set out in municipal official plans are allowed.”

Section 18.(1) of the ORMCP states:

“The purpose of Settlement Areas is to focus and contain urban growth by,

- (0.a) encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities;
- a. minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area;
- b. promoting the efficient use of land and transit-supportive densities, through intensification and redevelopment within existing urban areas; and
- c. providing for the continuation and development of urban land uses consistent with the growth management strategies identified in the applicable official plans.”

Response:

The subject lands are designated “Ballantrae Future Residential Area II” in the OPA 90 Secondary Plan of the community of Ballantrae-Musselman’s Lake within the Town Official Plan. The community is designated “Town and Villages” in the Region Plan where urban uses and development is permitted and promoted.

The subject development applications propose large urban sized single-family detached lots similar to the recent Town approved subdivision development in Ballantrae that also connects to the BGCC wastewater treatment plant. The subject property is near commercial and institutional land uses and transportation system.

The subject development proposes efficient urban use of land that protects natural features determined by LSRCAs. Residential lot sizes and densities for the developable land are consistent with the growth management policies of the Region Official Plan.

Section 22 and **23** of the ORMCP prohibit development of key natural heritage features and hydrologically sensitive features and requires the preparation of an Environmental

Impact Statement to identify any significant key natural features and boundaries with protection measures and enhancements.

Response:

Proposed development and stormwater facilities are sited and designed to minimize impact on ecological and hydrological functions. The Environmental Impact Statement has determined that woodland and wetland features on the property are not “significant” features that would require VPZ buffers set out in the Table of the ORMCP (2017).

Woodland and wetland features identified in the Environmental Impact Statement, by Roots Environmental Inc., May 2025, are to be protected in Open Space/ Conservation Blocks 149-151 on the subdivision plan (**Figure 4**) and are to be zoned “FH-Flood Hazard” (**Figure 10**) consistent with Section 22 and 23, ORMCP.

Each of the woodlands and wetlands are individually not significant features due to being of insufficient total size/area to which the ORMCP Table would apply. These small woodlands and wetlands presently contains a Town stormwater drainage ditch and easement, being a municipal infrastructure. This Town constructed drainage ditch is an *ephemeral* feature that is not a “significant” feature. The natural features for protection and enhancement are proposed within open space conservation Blocks 149- 151 to be within a proposed “FH-Flood Hazard” zone for protection. Refer to the Landscape and Environmental Enhancement Master Plan (**Figure 3**) for the proposed expansive feature area for protection inclusive of vegetative plantings and SWM facilities of about 36% of the site area.

Section 5.0 of the EIS reviews the applicable sections of the ORMCP (2017) respecting:

- Section 20, Supporting Connectivity
- Section 22, Key Natural Heritage Features
- Section 23, Natural Heritage Evaluation
- Subsection 26, Hydrologically Sensitive Features
- Subsection 30, Landform Conservation Areas
- Subsection 43(1)(b), Sewage and Water Services
- Subsection 45(7) and (8), Stormwater Management
- Subsection 47, Rapid Filtration Basin

Response:

Table 8, on Page 25, of the Environmental Impact Statement, by Roots Environmental Inc., dated May 2025 concludes that the proposed development conforms to the above ORMCP (2017) policy Sections.

Section 42 of the ORMCP establishes policies for protection of wellheads and areas of high aquifer vulnerability.

Response:

The Hydrogeological and Water Balance Assessment, dated April 2021, by WSP Canada, confirms that the subject development “does not lie within the delineated Wellhead Protection Areas for wells in Aurora or Ballantrae” and that the proposed development “Site is not within a mapped Significant Groundwater Recharge Area”, and that “*The proposed development design provides for a very minor increase in net off-site run-off and enhancement of on-site recharge. This is not protected by the SGPA policy*” and that “*The proposed land use as residential is expected to have minimal potential to affect underlying groundwater resources.*” in the High Aquifer Vulnerability area.

Section 44(1) of the ORMCP states that:

“The construction or expansion of *partial services* is prohibited.

Response:

The proposed development proposes to connect to the existing BGCC private communal sewage system and an on-site private communal water system which is permitted by the Provincial Policy Statement and the ORMCP.

In my opinion, the subject development applications conform with the above referenced policies of the ORMCP (2017).

5.5 Lake Simcoe Protection Plan (2009)

The Functional Servicing and Stormwater Management Report and proposed engineering design addresses phosphorus mitigation techniques in Sections 6 and 7 of the Functional Servicing and Stormwater Management Report dated April 2025 by SKA to enable certificate of approval by MOECC to satisfy Provincial requirements and policies of the LSPP.

5.6 Ontario Planning Act

In considering a draft plan of subdivision, regard shall be had to criteria of *Section 51 (24) (a) to (m)* and *Section 2 (a) to (s)* of the Ontario Planning Act respecting matters of provincial interest. In the preparation of the plan of subdivision for the subject property regard has been made to each of the criteria as set out below:

Section 51(24)(a) states:

“the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of this report”. Refer to Section 2 analysis on Page 18.

Section 51(24)(b) - “Whether the proposed subdivision is premature or in the public interest.”

Response: The proposed development is within the Ballantrae-Musselmans Lake settlement area, being the second largest community in the Town of Whitchurch-Stouffville, where growth is to be directed. The proposed subdivision is to be constructed in one phase with provision of a private communal water supply system consisting of an

on-site drilled supply well(s) as addressed by the WSP Canada Inc. Groundwater supply Assessment dated June 2024 and Water Supply and Sanitary System Design Report by RV Anderson dated June 2024.

Section 51(24)(c) - “Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.

Response: “The application conforms to the Official Plan in-effect subject to the approval of the proposed site specific Official Plan Amendment (in the APPENDICES on Page 40) and conforms to the nearby residential uses and plans of subdivision.

Section 51(24)(d) - “The suitability of the land for the purposes of which it is to be subdivided.”

Response: The suitability of the proposed residential development is supported by the technical studies submitted with the Applications that propose residential lots and open space conservation blocks shown by the plan of subdivision.

Section 51(24)(e) - “The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking to highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.”

Response: The location and adequacy of all public roads and private roads have been confirmed by the subdivision plan and Transportation Impact Study, with a proposed conveyance of a road widening of approximately 4.0 metres.

Section 51(24)(f) - “The dimensions and shapes of the proposed lots.”

Response: The proposed dimensions and shape of the 145 lots are appropriate to meet Provincial housing objectives for private communal water and wastewater servicing and use of an existing sewage treatment system with capacity. Lot frontages and sizes will conform to the Town’s Zoning By-law upon approval of the Zoning By-law Amendment.

Section 51(24)(g) - “The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.”

Response: The Town Zoning By-law will restrict the setbacks and location of proposed buildings and structures on the subject lands and in the context of adjoining lands.

Section 51(24)(h) - “Conservation of natural resources and flood control.”

Response: Open Space/Conservation lands are to be protected and owned by a private condominium corporation with restrictions registered on title. Areas of flooding control are proposed within the Open Space/Conservation blocks and are subject to regulation area permit by LSRCA.

Section 51(24)(j) - “Adequacy of utilities and municipal services.”

Response: Adequacy of utilities, water and sanitary sewage services have been subject of detailed supporting studies required by the Town planning applications and peer-review to be confirmed through satisfying the Conditions of subdivision approval.

Section 51(24)(j) - “Adequacy of school sites.”

Response: The school boards will indicate the adequacy of school sites in this settlement area. To date, the school boards have indicated no comments or concerns with the proposed development.

Section 51(24)(k) - “The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.”

Response: A road widening of about 4m on the north side of Lakeshore Road is to be conveyed to the Town. Cash-in-lieu of required parkland is to be provided to the Town.

Section 51(24)(l) - “The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy.”

Response: The proposed development is within a settlement area where efficiency and conservation of energy resources can be optimized pursuant to Town Conditions of subdivision approval.

Section 51(24)(m) - “The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the lands, if the land is also located within a site plan control area designated under the subsection 114(2) of this Act.”

Response: The Town Conditions of subdivision approval will establish the detailed design requirements to be completed to the satisfaction of the Town prior to the execution of a Subdivision Agreement and registration of the plan of subdivision

Section 2 states:

“The Minister, the Council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as the following, with relevant subsections responses:”

- a) The protection of ecological systems, including natural areas, features and functions.

Response: There are woodland and wetland ecological features on the subject property that are not significant features pursuant to the ORMCP requirements and policies. Remnant woodlands and woodland swamps are addressed for protection by the EIS by Roots Environmental in support of the proposed development.

- b) The protection of the agricultural resources of the Province.

Response: The lands are within a “settlement area”. There are no MDS - separation distance issues with area agricultural operations. The area is not a prime agricultural area in the Region Plan.

- c) The conservation and management of natural resources and the mineral resource base.

Response: This does not apply as the lands are within the settlement area. There are no mineral resources in the broad community area.

- d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Response: Archeological Stages 1, 2, 3 and 4 studies were completed in 2018 confirm that the site is clear of further archaeological interest in the Ministry registry.

The supply, efficient use and conservation of energy and water.

Response: The subject property is to be connected to a proposed on-site private communal water supply system and on a private communal wastewater /sewage system with connection to the existing private communal waste water treatment plant (WWTP) of the Ballantrae Golf & Country Club golf/residential property. Capacity for the proposed 145 residential units has been confirmed by an engineering study to be subject of a Condition of draft plan of subdivision approval, to the satisfaction of the Region of York and MOECC clearances.

- e) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management system.

Response: The subject development is to be serviced by a private communal water supply system and wastewater system, hydro, energy and communication utilities and waste collection providers.

- f) The minimization of waste.

Response: Homeowners are required to sort waste appropriately as required by Town waste management directives and Conditions of draft plan of subdivision approval.

- g) The orderly development of safe and healthy communities.

Response: The subject property is within a settlement area, where growth is to be directed pursuant to Provincial, Region and Town official plan policies.

- g.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies.

Response: Accessibility areas within this private condominium residential development are to be designed to address need within the community.

- h) The adequate provision and distribution of educational, health, social, cultural and recreational facilities.

Response: A private open space area and a public walkway trail is planned in the subdivision. A municipal community park, recreational and school facilities are situated nearby.

- i) The adequate provision of a full range of housing, including affordable housing.

Response: The proposed housing type will meet a particular need in the marketplace consistent with housing type demand in the community.

- j) The adequate provision of employment opportunities.
Response: The residential subdivision is proposed without commercial areas, however, will provide construction jobs and spinoff employment opportunities with indirect employment opportunities in nearby commercial areas.
- k) The protection of the financial and economic well-being of the Province and its municipalities.
Response: This is implemented through the placement of growth in settlement areas.
- l) The co-ordination of planning activities of public bodies.
Response: Agencies and departments will participate in the Applications review process and provide comments and Conditions for implementation of development.
- m) The resolution of planning conflicts involving public and private interests.
Response: These interests are to be addressed through the Applications review process and implementation of related Conditions of subdivision approval.
- n) The protection of public health and safety:
Response: The development is to be reviewed by all Town departments and agencies.
- o) The appropriate location of growth and development.
Response: The proposed development is within the settlement area, where growth is to be directed.
- p) The promotion of development is designed to be sustainable, to support public transit and to be oriented to pedestrian.
Response: Public transit is not available in the Ballantrae settlement area. The subdivision design incorporates a pedestrian walkway extending from Lakeshore Road to Aurora Road.
- q) The promotion of built form that,
 - i.) is well-designed
 - ii.) encourages a sense of place, and
 - iii.) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.**Response:** This is to be addressed through the Town's architectural/urban design requirements as a Condition of subdivision approval for implementation at the detailed design stage.
- r) The mitigation of greenhouse gas emissions and adaptation to a changing climate.
Response: This is to be implemented through recycling of household garbage, and provision of 32% of the site area for naturalized open space conservation Blocks 150-151 that are to include existing and new plantings.

5.7 Region of York Official Plan

The subject development applications are within the *Towns and Villages* land use designation of the York Plan where new development is to be subject to a comprehensive municipal secondary plan, prepared by the lower-tier municipality.

Section 5.6.22 of York Region Official Plan states that new development areas within Towns and Villages (inclusive of Ballantrae), be subject to comprehensive secondary plans based on the following:

- a) Water and wastewater services are available;
- b) The plan considers the entire Town or Village and integrates the development into the existing community;
- c) Best efforts to achieve a minimum density requirement of 50 residents and jobs combined per hectare in the developable area;
- d) Best efforts are made to incorporate policies 5.6.4 through 5.6.16 of this Plan; and,
- e) Best efforts to encourage development within the built-up area of the Towns and Villages that is consistent with the appropriate policies in Section 5.3 of this Plan.

Town Secondary Plan OPA 90, in effect, was approved by the Region in 1997 and updated in 2007 (OPA 112) to implement the ORMCP conformity exercise being applicable to the subject planning applications. Secondary Plan OPA 136 was adopted by Town Council in 2014 and is not approved. As such, the proposed development is not required to conform with OPA 136.

The proposed development is to be on a private communal water supply service and waste water system with connection to the existing private communal wastewater treatment plant of the BCGG. The proposed subdivision will complete the urban development pattern in the southeast quadrant of the Ballantrae community and is compatible with existing area residential uses. The proposed housing types are to satisfy market demand. The proposed density and lot sizes are consistent with the intensification objectives of the Province and the Region Plan to the extent possible, having no full municipal services as in other settlement areas.

The proposed development does not fall within Regional Wellhead Protection Areas, Intake Protection Zones or Significant Groundwater Recharge Areas. The hydrogeological study completed by WSP Canada confirms that the proposed residential land use is expected to have minimal potential to affect underlying groundwater resources.

In my opinion, the proposed development conforms to the applicable policies of Region Plan.

5.8 Town of Whitchurch-Stouffville Official Plan

a. OPA 90 Secondary Plan for Ballantrae Mussleman's Lake & Environs

The subject application for amendment to the Town Official Plan is to request that a site-specific policy be added to Section 11.4.8.4.2 of OPA 90 (the Secondary Plan) as a Special Provision respecting “permitted uses” and “servicing policies”. The purpose of the amendment is to permit the proposed development of 145 residential single detached dwellings by plan of subdivision and plan of condominium, with a private communal on-site water supply system and an on-site wastewater system, with a forcemain conveyance, connected to the existing private communal wastewater treatment plant of the Ballantrae Golf & Country Club (BGCC) as addressed in the conceptual design reports of R.V. Anderson Associates Limited, dated February 25, 2025 and December 2024, of the 4th Submission.

The subject lands are designated “Ballantrae Future Residential Area II” by the Town Secondary Plan (OPA 90/112), in effect, shown on the Land Use Plan (**Figure 2**). Appendix ‘A’ of the Secondary Plan delineates a Natural Feature Enhancement Area on the subject lands (**Figure 6**) proposed within the Open Space blocks of the subdivision plan which have been made larger and enhanced with new wetlands, trees, shrubs, grasses and trails/paths, being currently temporary cropped fields.

OPA 90 was approved by the Region in 1997 as the Ballantrae-Musselman Lake and Environs Secondary Plan. OPA 112 amended OPA 90 to implement the ORMCP conformity exercise and was approved by the Region in 2007 (**Figure 2**). Section 11.6.3iii) of the Secondary Plan (OPA 90/112) permits residential “development by plan of subdivision in the areas designated Ballantrae Future Residential Area II ... served by a municipal communal water and sewer system.”

A “municipal communal water and sewage system” is further defined as a “system for which the Region of York is responsible ... via an agreement whereby the Region... agrees to assume the system in the event of the default by the owner.” The proposed development is to be serviced on a private communal water and wastewater system, with a forcemain conveyance connecting to the existing private communal sewage treatment plant of the Ballantrae Golf & Country Club (BGCC).

Conditions 13.12 and 13.13 of draft plan of subdivision approval of the Region of York requires execution of an amendment to the Municipal Responsibility Agreement for the Ballantrae Golf and Country Club Wastewater Treatment Plant and the entering into a municipal responsibility agreement with the Region and the Owner in respect of the proposed communal water system (Section 11.6.3iii) servicing policies. The proposed private communal on-site water and wastewater system servicing of the proposed development is in conformity with Provincial Plans, the Region of York and Town OPA 90/112 servicing policies for these subject lands.

A review of the applicable policies sections of OPA 90 are included below:

Section 11.5.4, Natural Feature Enhancement Area of OPA 90

The Natural Feature Enhancement Area (NFEA) policies requires or states:

- a) identification of natural features such as “forest areas”, “intermittent streams and swales ... which may include features that should be considered for protection and enhancement” or “where the creation of linkages ... may be appropriate.”
- b) a natural heritage management study “to confirm environmental value and the exact boundaries of the NFEA involving development applications for official plan amendment, zoning by-law amendment and plan of subdivision [and condominium].”
- c) the study is to be “used by the Town as a basis for assessing the need to protect and enhance the natural feature area or the creation of linkages.”
- d) the actual natural feature/linkage area determined for protection may be modified, or relocated, including relocation of a drainage swale, without amendment to the Official Plan.
- e) should Town acquisition not be feasible, then the NFEA, where development is prohibited, can be used for calculating permitted density, coverage and open space and, the NFEA lands be placed in privately owned common open space areas, pursuant to controls through agreement with the Town and landowner.

Response

The Natural Feature Enhancement Area on Appendix ‘A’ measures approximately 3.00 hectares in area within the subject lands. The area of the NFEA for protection and enhancement determined by the Landscape and Environmental Enhancement Master Plan of Schollen & Company Inc. dated May 28, 2025, is 5.85ha, or 35.8% for a feature protection and enhancement.

The NFEA areas are placed within Blocks on the Draft Plan of Subdivision (**Figure 4**) as open space conservation areas for protection. These woodland and wetland protection areas are to be zoned “FH-Flood Hazard” and are to be placed in private condominium ownership. Stormwater management Blocks are a permitted use in that Residential Village (RV) zone. The SWM Blocks have no open ponds but rather in-ground infiltrations chambers and grass surfaces.

Section 11.4.8iii)a) in OPA 90 section states:

“Residential development, other than a single detached dwelling on a lot of record, shall be permitted only by plan of subdivision or a maximum of three lots by consent, in accordance with the permitted uses of Section 11.4.8 ii) and the development review policies of Section 11.8 of the Secondary Plan”.

Response:

The proposed development by plan of subdivision is for residential single family dwellings, on private streets and open space blocks, and as a Condition of Subdivision approval of a plan of condominium is to be provided to implement condominium private elements.

Section 11.4.8iii)a) also states:

“In addition, such development shall only be permitted, subject to the servicing policies of Section 11.6, where it can be serviced in a manner approved by the Town, the Region of York, the Region of York's Medical Officer of Health, the Ministry of Environment and Energy and the Ministry of Natural Resources with:

- a communal water and sewer system;

Response:

The draft Zoning By-law Amendment for the proposed development within the Ballantrae Future Residential Area designation of the Official Plan is to permit a plan of condominium. plan of subdivision, a maximum of 145 single detached lots, of a minimum 420m², with maximum dwelling heights of 11m, stormwater blocks, erosion control facilities, water system with drilled well and private communal utilities, including private roads, designed in a way that minimizes negative impacts on the natural systems and connection to the existing BCGG private sewage treatment plant.

Section 11.6.3iii) of OPA 90 water and sewer system policies states that for plans of subdivision within the settlement area:

“Any development by plan of subdivision in the areas designated "Ballantrae Community Area", "Ballantrae Future Residential Area II", "Mixed Use Area" and "Institutional Area" shall be served by:

- a) a municipal communal water and sewer system; or,
- b) a municipal communal water system and individual private sewage treatment facilities.

A municipal communal sewer system is a system for which the Region of York is responsible either through:

- a) assumption of ownership; or,
- b) via an agreement whereby the Region agrees to assume the system in the event of default by the owner.”

Response:

The proposed development is to be serviced by a private communal water supply system and private communal sewage system connected to the municipal communal wastewater system of the BGCC sewage treatment plant. The communal water and sewage system is a system for which the Region of York is responsible via a responsibility agreement between the Region and the owner. The proposed site servicing conforms to the Section 11.6.3iii)a) policy of the Town.

Section 11.8.2ii) identifies all the required studies and information required by the Town to be submitted with the planning applications.

Response:

The pre-application consultation (PAC) process with the Town was completed in 2016, and a PAC letter from the Town identified all specific studies and information to be submitted, which includes the Section 11.8.2ii) required studies and information.

Section 11.8.2iii) states that development proposals shall generally conform with the following criteria:

“a) Storm Water Management

Storm water from the proposed development shall be treated and retained on site or within a specific area approved by the Town. Water quality criteria shall be to the satisfaction of the Town, the Ministry of Natural Resources, the Lake Simcoe Region Conservation Authority and the MECC.

b) Ground Water Resources

Each development shall be at least theoretically self-sustaining with respect to ground water protection.

c) Sewer and Water Services

Development shall be serviced in accordance with the policies of Section 11.6 of this Secondary Plan.

d) Significant Natural Areas

No development of lands in the delineated Natural Feature Enhancement Area shall be permitted, with the exception of those uses specifically outlined in Section 11.4.2. Development of lands immediately abutting or adjacent to lands in the Natural Feature Enhancement Area shall be permitted only if it can be demonstrated that such development will not adversely affect the special environmental requirements of such lands. Further, in evaluating any development proposal in or adjacent to a wetland area, the Town shall have regard for the Provincial Wetlands Policy Statement.

e) Other Natural Areas

Development of other natural areas, particularly lands shown as Natural Feature Enhancement Areas in Appendix A, shall be permitted only in accordance with the provisions of Section 11.5.4 of this Secondary Plan. All proposals shall incorporate a strategy for maximizing the protection of any wooded areas, significant hedgerows or individual trees identified in the tree analysis.”

Response:

- a. Storm Water Management - The Functional Servicing and Stormwater Management Report of Sabourin Kimble & Associates Ltd. for the development addresses the quality and quantity requirements of the Town, MNR, LSRCA, Region and MOECC based on current design criteria.
- b. Ground Water Resources - The Hydrogeological and Water Balance Assessment of WSP Canada Inc. addresses groundwater, wellhead, and aquifer vulnerability protection.
- c. Sewer and Water Services - The development is to be serviced in accordance with the policies of Section 11.6 as addressed in the Section 11.6.3iii) discussion above.

- d. Significant Natural Areas - No part of the subject lands are within the Natural Feature Conservation Area land use designation of the OPA 90 Land Use Plan (**Figure 2**).
- e. Other Natural Areas - The Environmental Impact Statement/Natural Heritage Evaluation identifies approximately 40% of the development site is to consist of open space conservation lands for environmental feature protection, including buffers, and dry stormwater management blocks to be planted and naturalized.
- f. Landform Considerations - The planning, design and construction of the development shall protect the proposed 6.32ha of existing natural features and proposed new open space/conservation lands currently used for corn and soybean cropping. The resultant feature area for protection of open space/conservation land represents a 110% increase to that generally identified by Appendix 'A' to OPA 90 (**Figure 6**). There will be changes to the topographic character of the site that result in ecological improvement and diversity as demonstrated by the Community Master Plan (**Figure 3**). Proposed drainage considerations are addressed in the Functional Servicing and Stormwater Report to satisfy the Town and LSRCA.
- g. Watercourse and Lakes - There is no flowing watercourse on-site. There is an ephemeral watercourse that is plowed and cropped. Also, there is an existing pond that is to be retained and enhanced. There are no lakes on the site.
- h. General - The proposed development can implement the applicable recommendations of the required background studies which generally conform to the Town Official Plan.

A copy of the proposed draft Official Plan Amendment, amending OPA 90, is attached as an Appendix.

In my opinion,

- i.) the proposed Official Plan amendment application conforms with the policies of OPA 90 Secondary Plan, in effect.
- ii.) Provincial Policy Statement 2024 ("PPS"), the Growth Plan 2017 for the Greater Golden Horseshoe ("Growth Plan") require that planning authorities "accommodate", "plan for", "provide for", "facilitate", "promote" and "support" use of efficient land and development patterns and increased densities. The use of land and infrastructure is to be "optimized". These are active terms requiring intentionality and concrete measures to achieve "compact" settlement areas.
- iii.) The existing municipal Official Plan restriction on smaller lot areas, prohibition of a plan of condominium and policies to connect to private

existing wastewater treatment system for the subject site does not facilitate these objectives and is therefore inconsistent with the PPS and fails to conform with/conflicts with the Growth Plan and Region Plan. In broad terms, the existing Official Plan fails to accommodate, plan for, provide for, facilitate, promote and support the planned efficient use of land and development patterns, and increased densities on the subject site, while addressing other relevant provincial policies. As such, site-specific Official Plan amendments have been requested.

- iv.) The proposed Official Plan Amendment for the Subject lands (**Appendix 1**) would be consistent with the PPS and would conform with and not conflict with the Growth Plan, the Oak Ridges Moraine Conservation Plan and the Region of York Official Plan by accommodating, planning for, providing for, facilitating, promoting and supporting the inclusion of the housing type and urban form, while still meeting the other policy objectives of the PPS, Growth Plan and Region Plan.

5.9 Town of Whitchurch-Stouffville Zoning By-law

The subject Zoning By-law Amendment application, subdivision plan and condominium plan are consistent with the zoning standards for a 'Residential Village' zone and are in accordance with the Town Official Plan policies and intent.

The proposed zoning change is from "D"-Development Reserve and "FH"-Flood Hazard to "RV"-Residential Village and "FH"- Flood Hazard as shown on the **Figure 10** Zoning Map.

A copy of the proposed draft Zoning By-law Amendment is attached as an Appendix 2.

In my opinion,

- i. The proposed Zoning By-law Amendment and application conforms to the policies of OPA 90.
- ii. The Provincial Policy Statement 2024 ("PPS"), the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") and the Region Plan require that planning authorities "accommodate", "plan for", "provide for", "facilitate", "promote" and "support" efficient use of land and development patterns and increased densities. The use of land and infrastructure is to be "optimized". These are active terms requiring intentionality and concrete measures to achieve "compact" settlement areas to approval of the OPA, SUB, ZBA and CDM planning applications of Far Sight.
- iii. The Town Zoning By-law does not provide for smaller lot areas and related regulations for the subject site and is therefore inconsistent with the PPS and

fails to conform with and conflicts with the Growth Plan and Region Plan. In broad terms, the existing Zoning By-law fails to accommodate, plan for, provide for, facilitate, promote and support the planned efficient use of land and development patterns, and increased lot sizes and densities on the subject site, while addressing other relevant provincial policies. As such, the site-specific Official Plan amendment has been requested.

- iv. The proposed draft Zoning By-law amendment would be consistent with the PPS and would conform with and not conflict with the Growth Plan, the Region Plan by accommodating, planning for, providing for, facilitating, promoting and supporting the inclusion of the proposed lot sizes, housing types and urban form, while still meeting the other policy objectives of the PPS, Growth Plan and Region Plan.
- v. The proposed connection to the existing private communal wastewater treatment plant of the BGCC allows for the servicing of the proposed smaller urban lot areas as set out in the proposed draft Amendment to the Official Plan, the draft Amendment to the Zoning By-law and the Draft Plan of Subdivision in this report. These planning instruments for the subject lands facilitate Provincial, Regional and Town housing objectives.

6.0 Site Servicing

1. The Functional Servicing and Stormwater Management Report for the proposed Far Sight Homes subdivision, by Sabourin Kimble & Associates Ltd., dated April 2025, in support of the Draft Plan of Subdivision for the development lands identifies how servicing and stormwater management will be provided and fit into the overall development framework. The proposed development is predicated on the provision of a revision to the Regional Storm floodplain area. It is proposed to discontinue use of an existing trapezoidal man-made Town storm drainage channel and associated agricultural floodplain and replace it with a new naturalized channel, relocated to its near original location, to contain natural heritage features forming the 6.40 ha open space centerpiece of this development. The revised channel and floodplain area is designed based on a cut and fill approach resulting in a net gain in natural habitat and floodplain storage. The FSSM Report provides a complete evaluation of the existing and proposed floodplain hydraulics plus a detailed assessment of the cut and fill works, and pre and post floodplain storage and addresses the 3rd Submission comments of the Town and LSRCA of 2023.

The FSSWMR investigation includes an examination of site grading, private communal on-site water supply and sanitary sewage systems and private storm drainage system including preliminary designs for each service internal to the site. A complete stormwater management analysis has been carried out including the identification of site constraints and criteria, plus preliminary designs for the overall stormwater management concept.

2. Under agreement with the owner of the existing Water Pollution Control Plant (WPCP) servicing the Ballantrae Golf & Country Club and residential community, Far Sight is to connect the proposed 145 residential units to this existing sewage treatment system for which there is available capacity identified by the Functional Servicing and Stormwater Management Report and the Ballantrae WWTP Capacity Evaluation, dated March 25, 2020 by Hatch Ltd. The WPCP is situated north of the Town park and elementary public school on Aurora Road where sanitary connection is proposed to a Town sanitary manhole identified in Conceptual Design Report, Sewage Pumping Station and Forcemain Design Development, by R.V. Anderson Associates, dated December 2024. The WPCP is situated about equal distance from the proposed subject Far Sight lands as is the Ballymore residential development of 94 units fronting Highway 48 recently approved by Town Council and also connected to the existing WPCP.
3. A Town Condition of draft plan of subdivision approval will “require prior to final plan approval, submission of a Capacity Evaluation of the Ballantrae Golf & Country Club Wastewater Treatment Plan by a third-party Consultant (registered professional engineer) demonstrating, to the satisfaction of the Region, that the WPCP can service the additional 145 residential units proposed in the subject development and complies with the applicable environmental approvals”.
4. From the Town’s most recent water monitoring summary and water serviced population data there is some water supply available for new development. This is presently under review and a Phase 1 Study by York Region and the area landowner group through an OLT mediation process (for which Far Sight is a party). A Region of York Phase 1 Study of the municipal water system concluded that there is no available water supply and reservoir capacity in the municipal water system for allocation to the subject development. As such, the Owner proposes the on-site private communal water and wastewater servicing systems, which is permitted by the Region of York and the Town Secondary Plan OPA 90 including the proposed connection to the existing private WPCP plant of the Ballantrae Golf & Country Club.
5. The Far Sight housing development is “ready- to-go” to utilize this existing sanitary infrastructure in Ballantrae and requests conditional approval of its draft plan of subdivision application and ancillary planning applications to construct needed housing.

7.0 Environmental Considerations

1. The Environmental Impact Statement/Natural Heritage Evaluation report by Ages Consulting Limited, updated September 2022, and Stantec Aquatic Assessment and submitted to the Town in the 3rd Submission of November 23, 2022, are withdrawn by Far Sight and is replaced by the Environmental Impact Statement report by Roots Environmental, dated May, 2025, submitted with the 4th Submission. These withdrawn reports did not include information and assessment of the Town

stormwater drainage ditch and easement on the subject lands. This Roots EIS identifies the limits of natural features on the site which are to be protected within open space/conservation area Blocks 150 and 151 to be zoned “FH- Flood Hazard” in private condominium ownership.

2. The EIS identifies that the proposed development site consists of 16.32 hectares with approximately 9.52 hectares (58%) for the proposed residential lots and private streets. The central Open Space/Conservation area of woodlands and wetland features with new vegetative areas consist of approximately 6.40 hectares (39 %) of the site that includes the vegetated stormwater facilities with underground LID infiltration. Additional proposed vegetative areas (roadside plantings/buffers, roundabouts, boulevards, temporary road widening block) contribute approximately 0.4 hectare (1%) of additional green open space, community spaces and utility areas for this private condominium development.
3. The EIS demonstrates in Section 8 how the proposed development is consistent with, or conforms with, the natural heritage requirements of the Provincial Planning Statement (2024), the Greenbelt Plan (2017), the Oak Ridges Moraine Conservation Plan (2017), the Lake Simcoe Protection Plan (2009), the Region of York Official Plan (2022) and the Town Ballantrae-Musselman Lake and Environs Secondary Plan (Consolidation 2023).
4. The Natural Heritage Enhancement Area of the Town Official Plan Appendix ‘A’ is proposed to be increased in area by approximately two times within the open space/conservation area of the subdivision plan.

8.0 Planning Considerations

1. The proposed residential subdivision of 145 single detached subdivision lots conforms with the policies of the Town Official Plan (Consolidation 2023) and is a permitted use within the “Ballantrae Future Residential Area II” land use designation for the lands of Schedule “E”, the Land Use Plan. The proposed enlargement of “Natural Heritage Enhancement Area” of Appendix “A” to OPA 90 does not require an Amendment in accordance with the flexibility provisions of the Official Plan due to the proposed enlargement of the NHEA.

The proposed site-specific Official Plan Amendment (**Appendix 1**) is to add a “Special Provision” policy respecting “permitted uses” and “site servicing”.

2. The applicant has requested exemption from a Draft Plan of Common Elements Condominium application. The internal private (non-municipal) streets, landscaped boulevard treatments, stormwater facilities, emergency access block, communal sewage system, communal water supply system, Lakeshore Road landscape blocks, central open space and conservation areas, parkettes, pathway system and internal services (i.e. watermains, hydrants, fire protection cisterns, sewers, hydro, utility

cables, garbage collection, snow plowing, long and short term maintenance, etc.) are all to be included in the common elements condominium that is to be ultimately constructed and maintained by a private ownership condominium corporation. Accordingly, the proposed development does not create any obligation, responsibility or costs to the Town.

3. Street 'A' is designed to include the requested cross-section of the Town with 8.50m pavement width, 1.5m sidewalk one-side on the west/north and with an overlay easement for public vehicular access in times of emergency for through traffic from Lakeshore Road to Aurora Road, with such emergency public access being exercised upon extension of the Street 'A' to Aurora Road on neighboring lands to the north.
4. Following Town review of the applications, while applying Provincial, Regional and Town land development policies, and confirmation of conformity, Town Council is requested to give approval of the following:
 - i. draft plan of subdivision approval,
 - ii. adoption of a proposed site-specific Official Plan Amendment,
 - iii. enactment of the implementing Zoning By-law Amendment, and
 - iv. approval to exempt the applicant from an application for Draft Plan of Common Elements Condominium
5. The request for Exemption from the Draft Plan of Common Elements Condominium, pursuant to Section 9 of the *Condominium Act, 1998*, is to exempt the subject lands from the formal Plan of Condominium process at this time. Upon Town Council approval of the request, the landowner would be allowed to continue plan of subdivision approval to Final Approval and Registration of the M-Plan. The Draft Plan of Common Elements Condominium would be registered after clearance of subdivision Conditions, Subdivision Agreement execution between the Town and landowner and registration of the M-Plan. The Draft Plan of Common Elements Condominium is shown on **Figure 9** and is to be updated as a Condition of draft plan approval prior to plan registration.
6. The Environmental Impact Statement report by Roots Environmental, dated May 2025 has confirmed that the woodland and wetland features are to be placed within the open space/conservation blocks and are to be protected by a "FH-Flood Hazard" zoning as is shown on the Draft Plan of Subdivision (**Figure 4**).
7. The proposed Zoning By-law Amendment (**Appendix 2**) zones the streets, residential area, stormwater management facilities, landscape strips and utilities block as Residential Village (RV), with prescribed exceptions. This "RV" zone has regulations that typically apply to permit a single detached residential dwelling development form on a municipal water services and (private) sanitary sewage septic system on 0.2ha lot areas in the Ballantrae community known as "partial servicing" whereas the amended site-specific regulations for this "RV" zone will identify

connecting to the existing WPCP sewage treatment plant to supporting smaller 420m² lot areas.

8. The Ballantrae-Musselman's Lake Secondary Plan of the 2023 Consolidation applies to the subject planning applications. The OPA 90 Secondary Plan policies in-effect designates the subject lands as "Ballantrae Future Residential Area II" which permits the proposed residential development by plan of subdivision. The proposed Amendment to the Official Plan is to *optimize* and permit more *efficient and compact* use of land, with urban sized lots utilizing proposed private communal on-site water and wastewater systems with a forcemain connection to the existing BGCC sewage treatment plant and infrastructure for low density development in this settlement area pursuant to the housing and growth objectives of the PPS, Growth Plan and York Region Plan.
9. The proposed residential density of the 16.32 hectare development site is 8.7 units per hectare. Over one-third of the residential units will back onto or face the open space and woodland conservation areas, representing a locational and marketing attribute.
10. The net residential density of the proposed 7.31 hectare residential area containing the 145 lots is about 19.4 units per hectare. At 3.2 persons per residential unit, a population of approximately 464 persons is expected.
11. The proposed lots of have about 15m of street frontage and lot depth of about 31m, with a minimum lot area of about 420m². These lots are generally larger than the 12m lot frontages in an area subdivision recently approved by Town Council, which is connected into the existing WPCP on the Ballantrae Golf & Country Club. The proposed Far Sight residential density of about 19.4 units per net hectare are permitted in this Ballantrae community being consistent with Provincial intensification objective
12. The proposed development conforms to the purpose, permitted uses, land use policies and criteria, water and sewer servicing strategy and the natural heritage feature enhancement policies of the Town's Secondary Plan OPA 90, with the exceptions of the site-specific Official Plan Amendment being consistent with the PPS and in conformity with, and does not conflict with, the Growth Plan and York Region Plan

Conclusions

- 9.0 The proposed subdivision plan is consistent with the Provincial Policy Statement (2024) and conforms to the Provincial Plans (2017), the York Region Plan (2022) and Town Secondary Plan (2023), with exception of the requested site-specific Official Plan policy amendments, and the development proposes to utilize forcemain connection to the existing BGCC wastewater treatment plant with on-site private communal water and wastewater systems for the 145 residential units, or 464 persons.
- 9.1 The proposed development meets the lot standards and criteria of a recent residential development application approved by Town Council in the same Residential land use designation, in effect, that provides higher residential density to achieving Provincial and municipal intensification objectives for new development.
- 9.2 The proposed development is to be serviced by private streets, private internal watermains and sanitary sewers communal on-site water and wastewater systems, storm sewers, hydrants, fire protection cisterns, private garbage pick-up and snow removal, private open space/parkette lands, and connection to the existing wastewater treatment plant, which is MOECC approved and regulated under an existing responsibility agreement with York Reg.
- 9.3 Proposed site servicing for the development conforms to the Sections 1.4.8iii) a) and 11.6.3 iii) servicing policies of the Secondary Plan OPA 90.
- 9.4 The proposed development is by draft plan of subdivision as permitted by Section 11.4.8ii). The application for Official Plan Amendment also requests the development be exempt from “plan of condominium” approval at this time which is appropriate and is in accordance with the intent of the Town Official Plan.
- 9.5 The approval of the applications for the proposed development is appropriate and represents good planning.

Respectfully Submitted
Alcorn & Associates Limited



Randy Alcorn
President

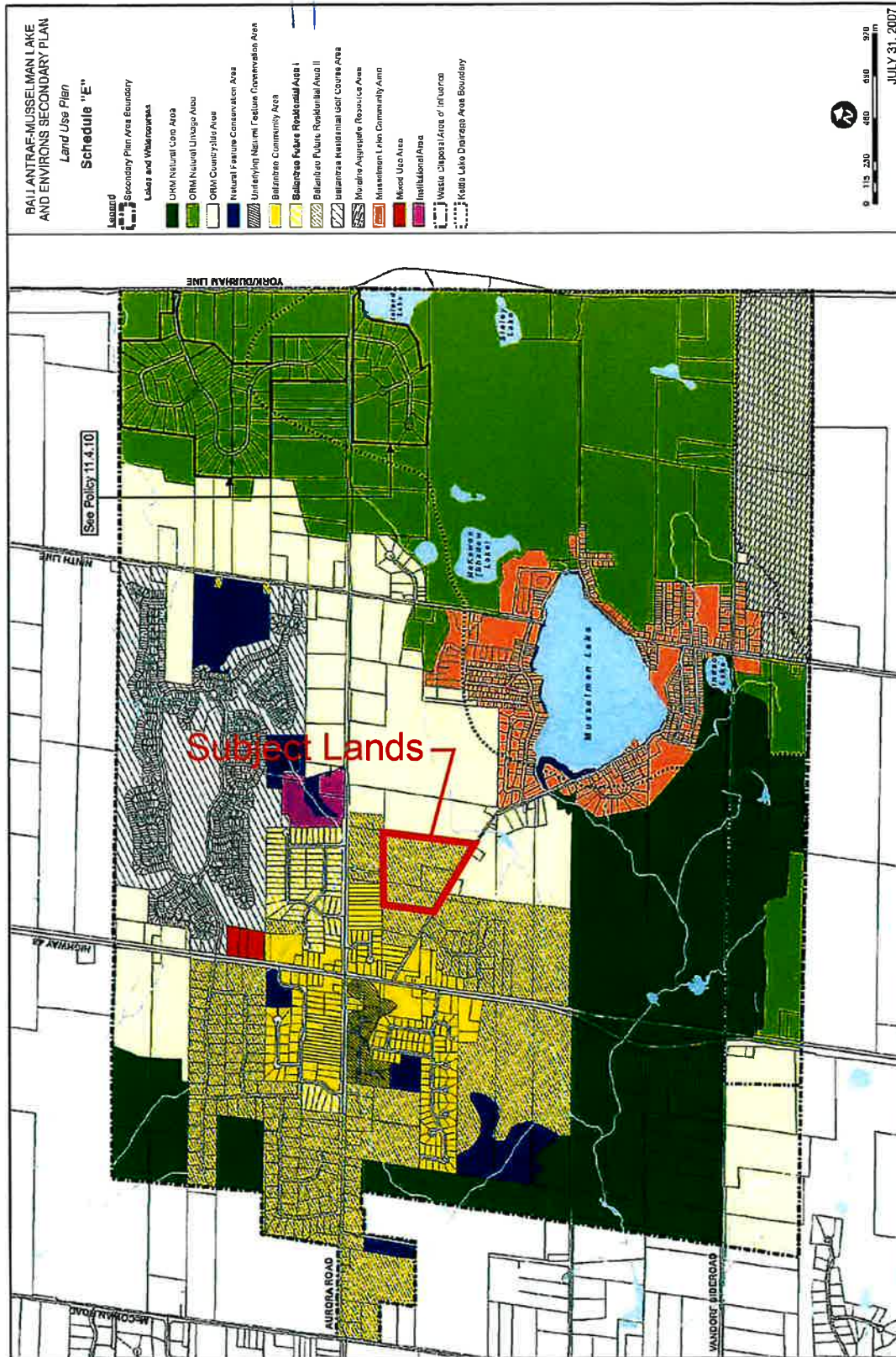
RA/sc

FIGURES



LOCATION PLAN

FIGURE 1



SCHEDULE E - LAND USE PLAN

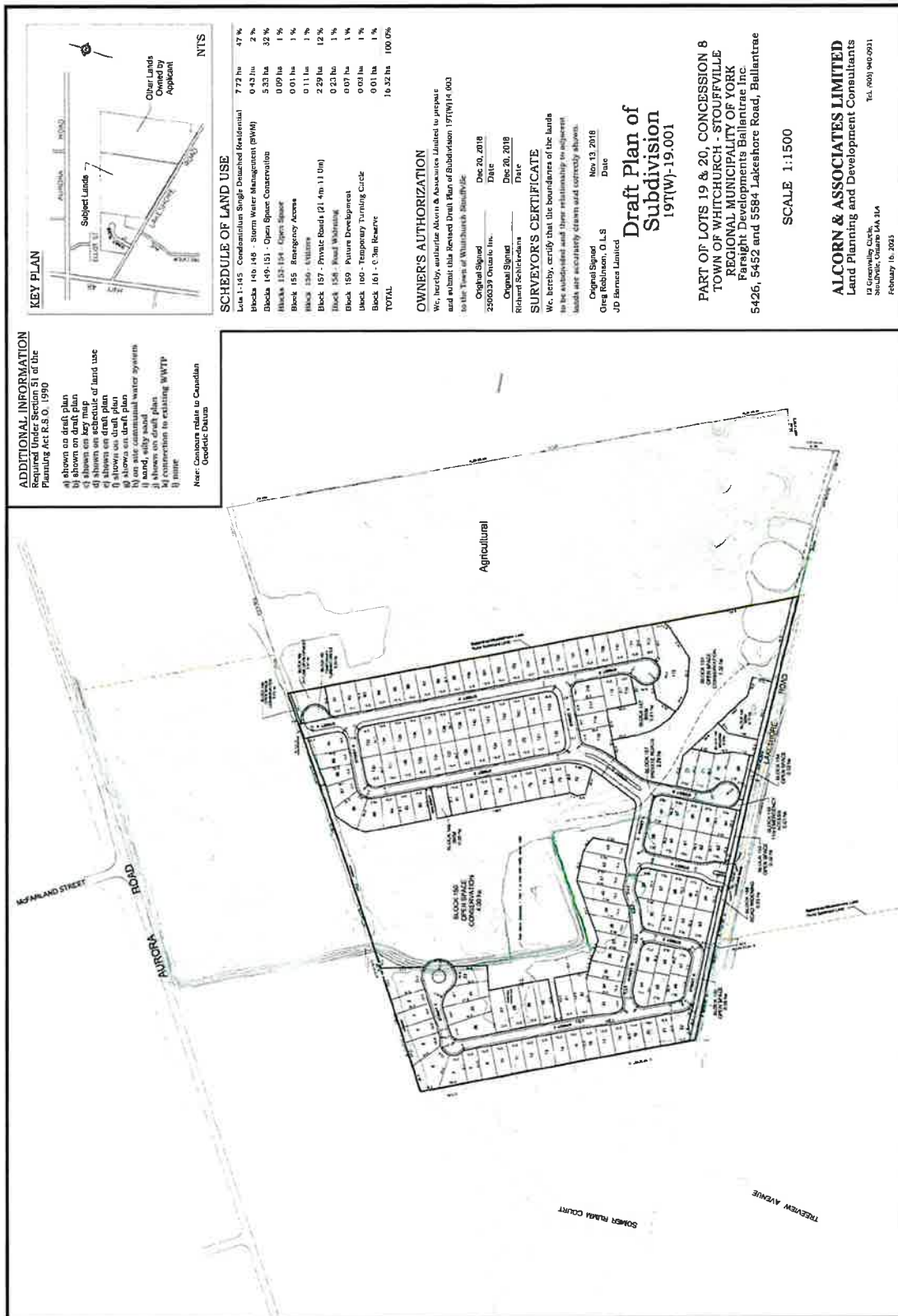
FIGURE 2



FARSIGHT HOMES
LAKESHORE ROAD COMMUNITY
 TOWN OF WHITCHURCH-STOUFFVILLE
LANDSCAPE AND ENVIRONMENTAL
ENHANCEMENT MASTER PLAN

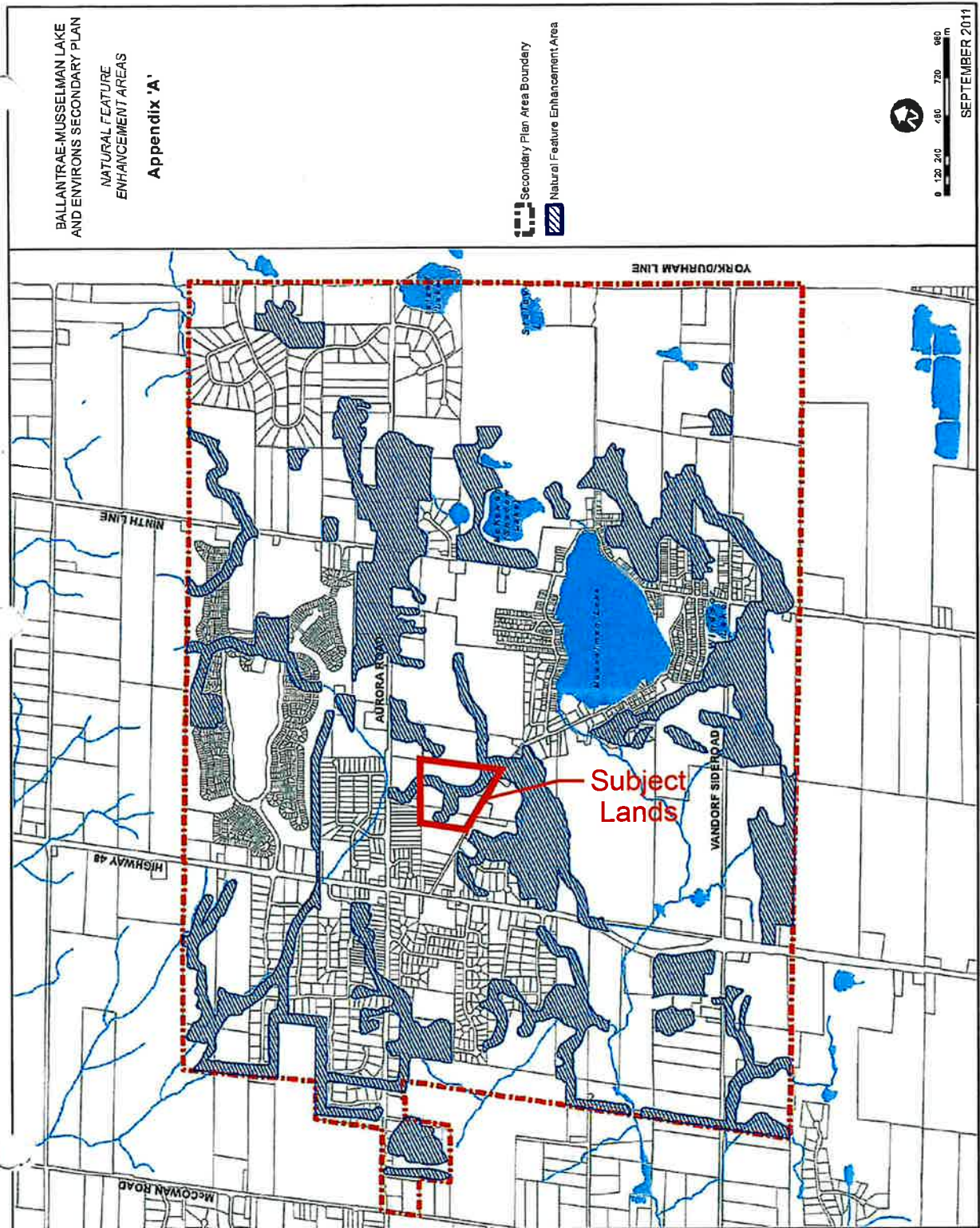
May 20, 2025

FIGURE 3



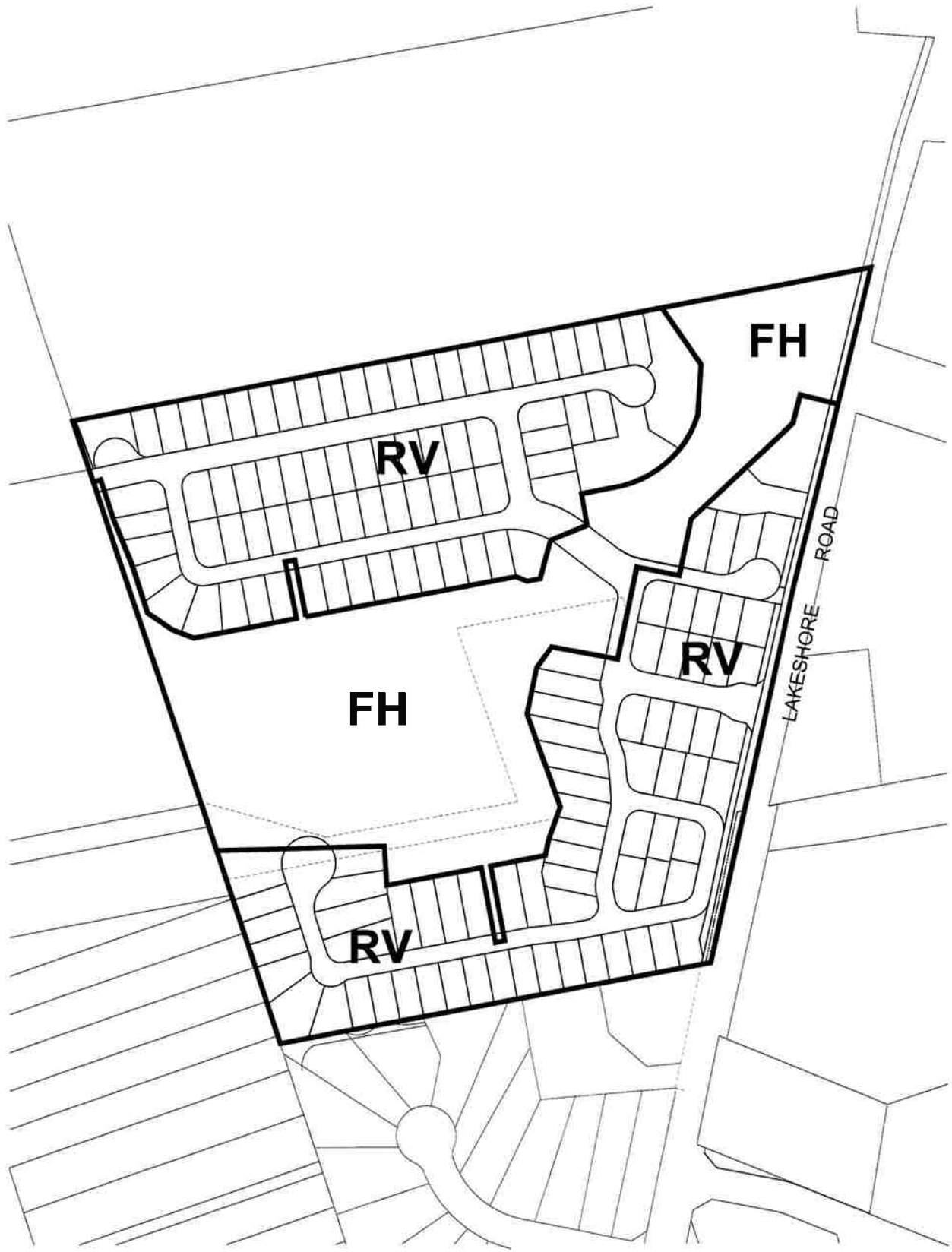
DRAFT PLAN OF SUBDIVISION

FIGURE 4



APPENDIX A

FIGURE 5



PROPOSED ZONING MAP

FIGURE 7

APPENDICES

May 7, 2025

AMENDMENT NO. ____
TO THE OFFICIAL PLAN
OF THE
THE TOWN OF WHITCHURCH-STOUFFVILLE
PLANNING AREA

STATEMENT OF COMPONENTS

PART I-THE PREAMBLE does not constitute part of this Amendment.

PART II- THE AMENDMENT, consisting of the attached text and schedules constitutes Amendment No. __ to the Official Plan for the Town of Whitchurch-Stouffville Planning Area.

AMENDMENT NO.

**TO THE OFFICIAL PLAN OF THE WHITCHURCH-STOUFFVILLE
(BALLANTRAE-MUSSELMAN LAKE AND ENVIRONS SECONDARY PLAN)**

INDEX

PART I - THE PREAMBLE

1. Purpose
2. Location
3. Basis

PART II -THE AMENDMENT

PART I-THE PREAMBLE

1. PURPOSE

The purpose of this Amendment to the Ballantrae-Musselman Lake & Environs Secondary Plan (OPA 90) is to amend the “Permitted Uses” and “Servicing Policies” in Section 11.4.8.4, in support of the Far Sight Homes for a Plan of Subdivision and a Plan of Common Elements Condominium consisting of 145 low density single family residential dwelling units.

The Ballantrae-Musselman Lake & Environs Secondary Plan (OPA 90) presently designates the subject lands “Ballantrae Future Residential Area II”. The “Ballantrae Future Residential Area II” designation permits low density residential development through a plan of subdivision subject to the development policies.

This Amendment proposes for the subject lands designated “Ballantrae Future Residential Area II”, site-specific Special Provisions to permit a residential development by Plan of Subdivision and Plan of Common Elements condominium consisting of 145 low density residential single detached lots, of a minimum lot area of 420m² and the addition of a servicing policies.

2. LOCATION

This Amendment applies to those lands described as Part of Lots 19 & 20, Concession 8 in the Town of Whitchurch-Stouffville (formerly the Township of Whitchurch), within draft approved plan of subdivision 19T(W)-19.001 (Revised). The subject lands are municipally known as 5426, 5452 and 5584 Lakeshore Road, located to the east of Highway No. 48 between Lakeshore Road and Aurora Road within the settlement area of Ballantrae. The subject lands have an area of 16.29 hectares (40.25 acres). Schedule “A” shows the location of the lands subject to this Amendment.

3. BASIS

The Town OPA 90 Secondary Plan was approved by the Region of York in 1997 and was amended by Town OPA 112 (ORMCP conformity exercise) approved in 2007. The January 2023 Office Consolidation of the Ballantrae Musselman Lake and Environs Secondary Plan is in effect (OPA 90 and 112).

In 2019, the applicant made application for OPA, SUB and ZBA to the Town. The OPA application is to amend the current Ballantrae-Musselman Lake & Environs Secondary Plan (OPA 90), to amend the Permitted Uses, minimum lot sizes and servicing policies for the subject lands in order to allow the proposed residential condominium/subdivision to proceed.

The Town of Whitchurch-Stouffville Council adopted OPA 136 in January 2014 as an amendment to the Ballantrae-Musselman Lake & Environs Secondary Plan. OPA 136 designates the subject lands as “Ballantrae Residential Area” permitting low density residential single detached lots by plan of subdivision.

OPA 136 awaited approval by the Region of York. OPA 136 was approved by the Tribunal on January 31, 2024 and is not applicable to the Far Sight applications of 2019.

The subject lands are proposed to connect to the existing *private* wastewater treatment plant located on the Ballantrae Golf and Country Club residential community to the north of Aurora Road lying east of Highway 48.

York Region has recently confirmed that there is not currently sufficient water supply and storage capacity in the Ballantrae-Musselmans Lake municipal water supply system. Far Sight proposes to service the 145 residential units on a *private* on-site communal water supply system with on-site communal well(s).

This proposed Official Plan Amendment:

- Is consistent with the policies of the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan 2017, the Region of York Official Plan 2023 and the Lake Simcoe Protection Plan;
- Complies with, and furthers, the strategic goals and objectives of the Town of Whitchurch-Stouffville;
- Utilizes available capacity in an existing *private* communal sewage treatment facility and will provide a *private* communal on-site water supply system;
- Applies to lands suitable for the proposed low density residential use surrounding a central proposed open space conservation area of about 32% of the site area;
- Recognizes and plans around natural features considered not to be significant, due to small sizes not meeting Provincial minimum area sizes for “significant” features yet provide environmental benefit to the development while fulfilling applicable Provincial and Town preservation policies;
- Will facilitate the development of permanent year-round residential housing in the second largest settlement area in the Town;
- Will minimize negative impacts on natural systems; and,
- Constitutes good planning,

The Amendment is privately initiated by the Owner and is intended to facilitate the proposed low density residential condominium subdivision development. The approved development will provide needed housing units consistent with Provincial and Regional objectives and timing. The Council of the Town of Whitchurch-Stouffville is satisfied that Amendment No. _____ to the Town of Whitchurch-Stouffville Official Plan is appropriate.

PART II -THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II: The Amendment, consisting of the following text, and Schedule “A” constitutes Amendment No. _ to the Official Plan of the Town of Whitchurch-Stouffville Planning Area (Ballantrae-Musselman Lake & Environs Secondary Plan). A Location Plan shows the Subject Lands on Schedule “E” the Land Use Plan (OPA 90/112). Appendix ‘A’ to OPA 90/112 delineates a “Natural Feature Conservation Area” shown on the Subject Lands.

2. Details of the Amendment

The Official Plan for the Town of Whitchurch-Stouffville is hereby amended as follows:

That Section 11.4.8.4 - Special Provisions is hereby amended by the addition of a new subsection as follows:

“11.4.8.4.2, Special Provision 2 - 5426, 5452 and 5584 Lakeshore Road (19T (W)-19.001):

i. Permitted Uses:

- a) single detached dwellings up to about 145 residential single detached lots, of a minimum lot area of approximately 420m², with maximum building heights of 11m, as part of a plan of subdivision and plan of condominium;
- b) private communal stormwater and erosion control facilities sited, designed and constructed on-site in a way that minimizes negative impacts on natural systems; and,
- c) private utilities, including roads and services, sited, designed and constructed in a way that minimizes negative impacts on natural systems.

ii. Servicing Policies:

- a) Development of the subject lands shall be serviced by:
 - i. on-site private communal water supply system and supply well(s),

- ii. on-site private communal wastewater system with forcemain connection to the private communal Water Pollution Control Plant (WPCP) located on the Ballantrae Golf and Country Club,
- iii. The water supply system can be connected to the municipal Ballantrae-Musselman's Lake water supply system in the future when supply is made available by the Region of York,
- iv. The WPCP has capacity to service the proposed 145 single family detached residential units of the subject lands".

3. Interpretation

The provisions set forth in the Town of Whitchurch-Stouffville Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Whitchurch-Stouffville Official Plan shall apply to this Amendment.

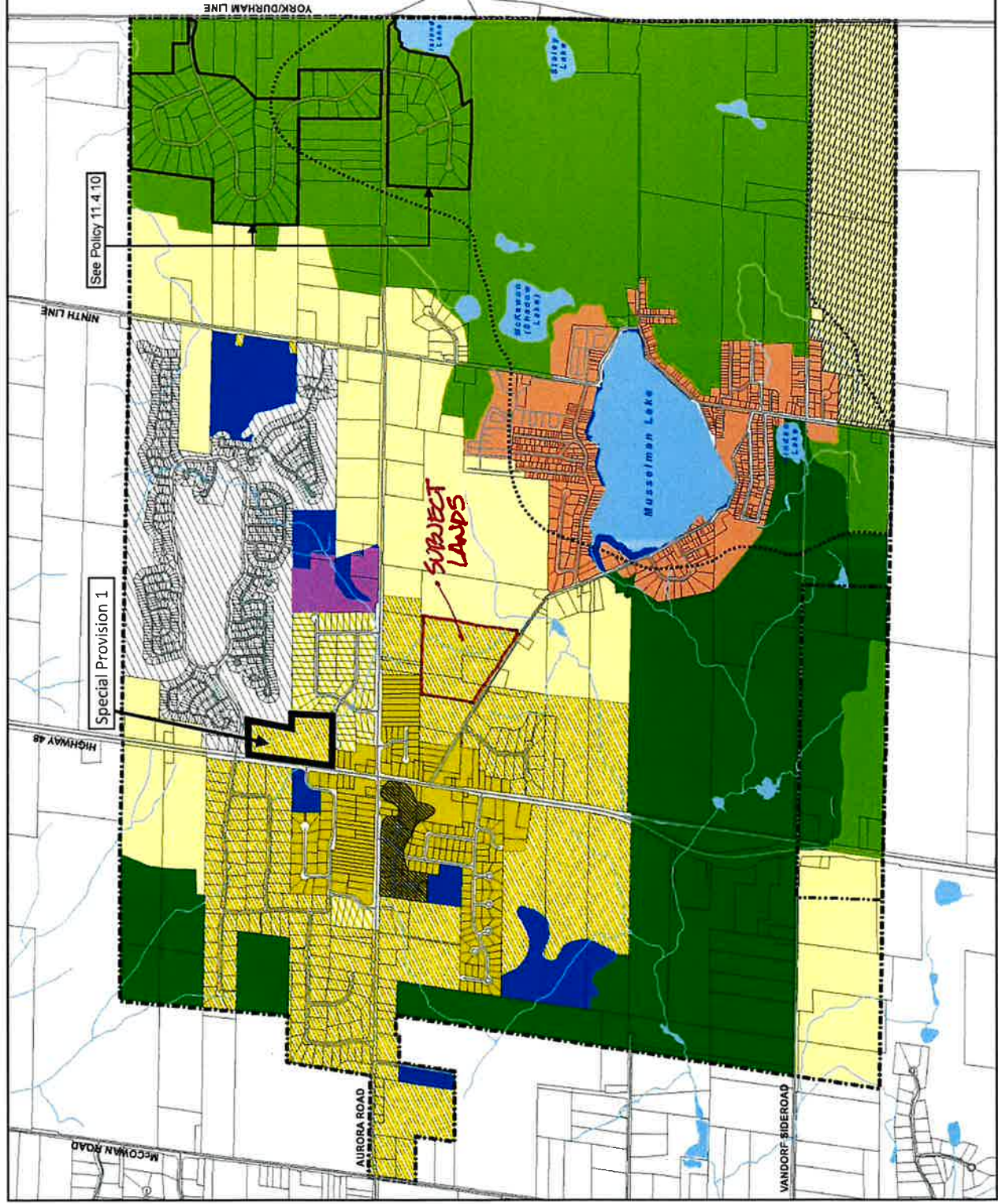
BALLANTRAE-MUSSELMAN LAKE AND ENVIRONS SECONDARY PLAN Land Use Plan

Schedule "E"

Legend

- Secondary Plan Area Boundary
- Lakes and Watercourses
- ORM Natural Core Area
- ORM Natural Linkage Area
- ORM Countryside Area
- Natural Feature Conservation Area
- Underlying Natural Feature Conservation Area
- Ballantrae Community Area
- Ballantrae Future Residential Area I
- Ballantrae Future Residential Area II
- Ballantrae Residential Golf Course Area
- Moaine Aggregate Resource Area
- Muselman Lake Community Area
- Mixed Use Area
- Institutional Area
- Waste Disposal Area of Influence
- Kettle Lake Drainage Area Boundary

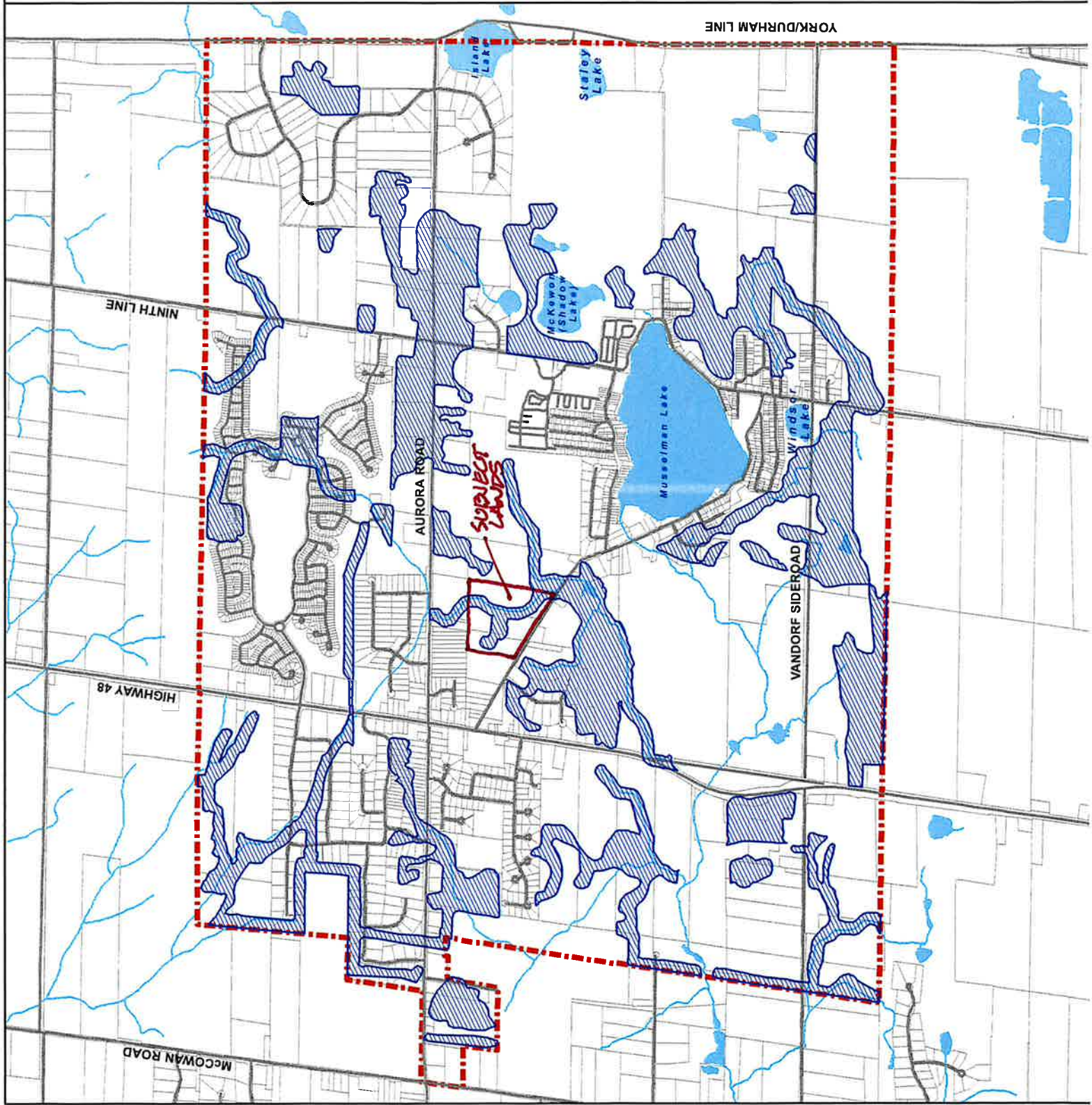
Office Consolidation
January, 2023



BALLANTRAE-MUSSELMAN LAKE
AND ENVIRONS SECONDARY PLAN
NATURAL FEATURE
ENHANCEMENT AREAS

Appendix 'A'

- Secondary Plan Area Boundary
- Natural Feature Conservation Area



Office Consolidation January, 2023



July 30, 2024

**THE CORPORATION OF THE TOWN OF WHITCHURCH-
STOUFFVILLE**

BY-LAW NUMBER 2024- ____ -ZO

A By-law to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law)

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF
THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS
FOLLOWS:**

1. That Comprehensive Zoning By-law No. 2010-001-ZO is hereby amended as follows:
 - a. By amending Schedule 28 to rezone the lands from Development Reserve [D] zone to Residential Village (RV) zone subject to Exception RV (), as shown on Schedule 1 to this By-law.
 - b. By amending Schedule 28 to modify the Flood Hazard (FH) zone boundaries as shown on Schedule 1 to this By-law.
 - c. By amending Section 5A.3.1 "Exceptions to the RV Zone" to add a new Section 5A.3.1. ____ as set out in Schedule 2 to this By-law.
- 2 AND THAT this By-law shall come into force upon final approval of Amendment No, ____ to the Town of Whitchurch-Stouffville Official Plan and in accordance with Section 34 of the Planning Act.

READ a first and second time this ____ day of 2024.

READ a third time and passed this ____ day of 2024.

Ian Lovatt, Mayor

Gillian Angus-Traill, Town Clerk

SCHEDULE 2 TO BY-LAW 2024__ - __-ZO
Exception RV () -

Section 5A.3.1 RV () 5426, 5452 & 5584 Lakeshore Road, Schedule 28

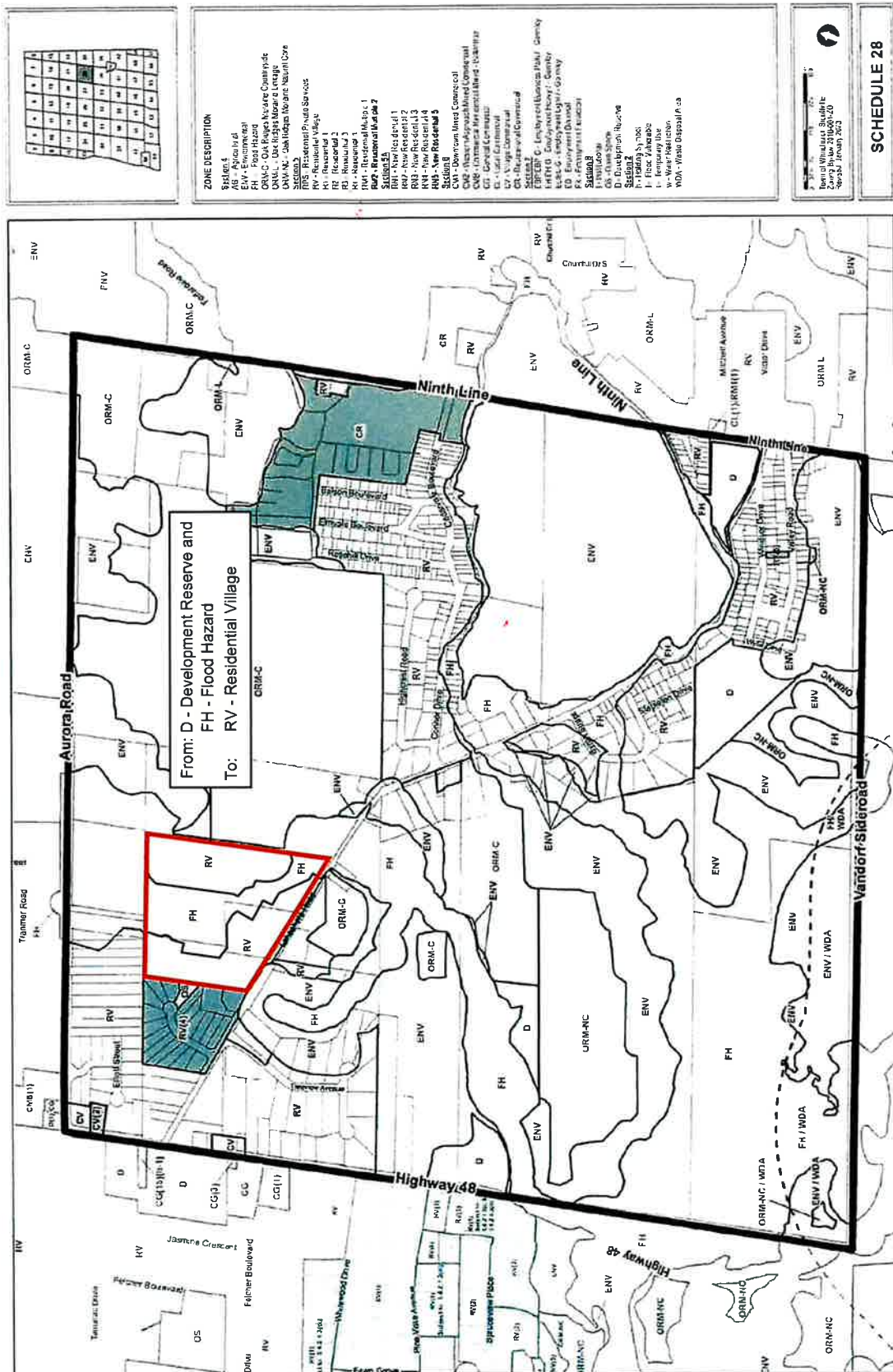
1. a. Permitted Uses

The only uses permitted in the Residential Village (RV) zone on the subject lands shall be Single Detached Residential Dwellings, and private condominium water, sewage, stormwater and related community infrastructure.

b. Regulations

- | | | |
|------|--|---|
| i. | Minimum Lot Area | 420 square metres |
| ii. | Minimum Lot Frontage | 12 metres |
| iii. | Minimum Front Yard Setback | 4 metres to dwelling
6 metres to garage door
1.5 metres to unenclosed porch |
| iv. | Minimum Exterior Side Yard Setback | 3 metres |
| v. | Minimum Interior Side Yard | 1.2 metres and 0.6 metres on other side |
| vi. | Minimum Rear Yard Setback | 6 metres |
| vii. | Maximum Building Height (principle building) | 11 metres |
2. For the purposes of this zone category, a lot shall be deemed to mean the whole of one lot on a registered plan of subdivision fronting on a private street/road right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act 1998.
3. In addition, for the purposes of this zone category, a public street or road shall also include a private street or road, land and /or right-of-way or block intended to be used as a private street or road, land and/or right-of-way as shown and/or designated on a registered plan of subdivision registered pursuant to Section 51 of the Planning Act and/or plan of condominium registered pursuant to the Condominium Act, 1998.

SCHEDULE 1



RE: Far Sight Developments Ballantrae Inc.
Peer-Review Comments and Applicant Responses Matrix
4th Submission to Town of May 2025
Town File Nos.: OPA19.002, ZBA19.002, 19T(W)-19.001, CMD-2020-001

List of Contents:

A	Town 3 rd Submission Comments of March 2023 for Applicant to provide Responses on: – Burnside comments (See attached pdf of Red-Lined Plans) (gray) – Cosburn Giberson comments (green) – Town Public Works comments (pale blue) – Town Policy Planning comments (pale orange) – Town Cultural Heritage comments – Town Fire & Emergency comments (pale red) – Town Building – Town Development Planning – Town Parks Development and Operations - Community Services Commission - Parks – Enbridge comments – Rogers comments – Region of York District School Board comments – York Catholic District School Board comments – Bell comments – Hydro One comments	Pages Pages Pages Pages Pages Page No Comments No Comments/Concerns No Comments No Objections No Comments/Concerns Pages Pages
B.	Region of York #3rd Submission Comments of April 2023 for Applicant to provide Responses	Pages
C.	LSRCA 3 rd Submission Comments of March 2023 for Applicant to provide Responses	Pages

1. Proposed Development Description
The above captioned Planning Applications have been submitted to the Town for approvals in relation to the subject lands, located on the north side of Lakeshore Road in the Hamlet of Ballantrae-Musselman's Lake, in the Town of Whitchurch-Stouffville. The subject lands are described as Part of Lots 19 and 20 Concession 8 with a municipal address of 5426, 5452 and 5584 Lakeshore Road. The area of the subject and proposed plan of subdivision is approximately 16.32 ha. The development proposes 145 single detached residential dwelling units in condominium ownership. Lot frontages range from 15 m to 18 m on private roads. The minimum lot size is 420m2 with the average lot size of 527m2. Private open space conservation area, SWM facilities, storm services, sanitary pumping station and forcemain connecting to the existing capacity in the Ballantrae Residential Golf and Countryclub private communal sewage treatment plant north of Aurora Road are proposed. The development is to provide an on-site private communal water supply system on a drilled well. There is one main gated entrance Street A and one emergency access Block 155 from Lakeshore Road to provide vehicular access to private streets and residential lots. Refer to the attached revised plan of subdivision 19T (W)-19.001 dated February 16, 2025.
The comments of the Town, Burnside, LSRCA, Region of York and agencies on the 1st, 2nd and 3rd submissions are contained in the Master Matrix below. Responses to each of these submissions have been provided by the Applicants consultant team to address the comments. The revisions to the Burnside red-lined drawings and revised blue-lined drawings are reflected in this Matrix.

List of Documents for 4th Submission to Town.

No.	Description	4th Submission Issued to Town	Circulated by Town	
1.	Tree Inventory and Assessment Report, prepared by Schollen & Company Inc. updated December 2024			
2.	Draft Plan of Subdivision, prepared by Alcorn & Associates Limited updated February 16, 2025			
3.	Environmental Impact Statement (EIS) prepared by Roots Environmental Inc. dated May 2025			
4.	Functional Servicing and Stormwater Management Report (FSSWMR), prepared by Sabourin Kimble & Associates Ltd. updated April 2025			
5	Geotechnical Investigation, prepared by WSP Canada Inc. (WSP) dated May 2021			
6	Hydrogeological Assessment and Water Balance Study, prepared by WSP Canada Inc. (WSP) dated April 28, 2021			
7	Groundwater Supply Assessment prepared by WSP Canada Inc.,) dated July 28, 2024			
8.	Phase One Environmental Site Assessment, prepared by WSP dated May 2017			
9.	Phase Two Environmental Site Assessment, prepared by WSP dated August 17,2018			
10.	Planning Justification Report, prepared by Alcorn & Associates Limited updated May 2025			
11.	Preliminary Environmental Noise Report, prepared by Jade Acoustics dated December 17, 2018			
12.	Stage 1 & 2 Archaeological Assessment, prepared by The Archaeologists Inc. dated October 2, 2017			
13.	Stage 3 Site-Specific Archaeological Assessment, prepared by The Archaeologists Inc. dated March 1, 2018			
14.	Transportation Impact Study, prepared by BA Group updated April 2025			
15.	Master Plan Environmental Enhancement Plan prepared by Schollen & Company updated April 2025			
16.	Submission List of Consultants and Studies/Plans updated May 2025			
17.	4 th Submission Transmittal letter and electronic transfer to Town and LSRCA re: Applications OPA, ZBA, SUB and Request for Condominium Exemption, prepared by Alcorn & Associates Limited dated May 2025			
18	Ballantrae WWTP Capacity Evaluation, prepared by Hatch, March 25, 2020			
19	Direction of Groundwater Flow, Ballantrae Golf and Country Club, prepared by Alpha Environmental Services Inc., June 23, 2020			
20	Technical Design Brief, GEO Morphix Ltd., November 2021			
21	Draft Plan of Common Elements Condominium, J D Barnes Surveying, November 22, 2018			

A. <u>R.J. Burnside Comments with Applicant Responses to March 23, 2024</u>									
The Burnside comments of all noted submissions follow in the Matrix below and are also shown on the red-lined engineering drawings. Applicant Responses are reflected in the Matrix below and on the engineering drawings and draft plan of subdivision.									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses for May 2025	
General Comments									
3.1	2.1	1.1	A response document is to be provided with the next submission. The document should describe how the first submission comments and red-lined drawing comments have been addressed. We support the use of a cover letter and comment matrix to enable the tracking of comments from all reviewing agencies throughout the design process. The matrix should include responses from all disciplines in one document (i.e., Planning, Civil, Geotechnical, Hydrogeological, Noise, Traffic, Lighting, Landscaping, etc.). A draft copy of a matrix template is attached for reference.	A 2 nd Submission cover letter dated April 16, 2021 with listed materials and this comments/responses matrix are provided to address Town and LSRCA comments. Alcorn	Addressed with the submission of the noted materials. See comments below pertaining to specific submission materials.	A 3 rd Submission cover letter dated Nov. 21, 2022 with listed materials and this comments/ responses matrix are provided to address Town and LSRCA comments. Alcorn	The response matrix refers to Burnside’s Second Submission comments as being dated both May 20 and May 27, 2021; however, the comment letter is actually dated July 9, 2021. The comment numbering between the Burnside letter and the response matrix is not consistent. Provide responses to the outstanding comments noted below with the next submission.	Acknowledged and done. Alcorn	
	2.2	1.2	We note the FSSWMR is not signed and stamped by a Professional Engineer. Also, the Geotechnical Investigation report is not dated by the signatories. All documentation is to be signed, stamped and dated by the author(s) and professionals.	The FSSWMR, revision date April 2021, is signed and stamped by a P. Eng. The Geotechnical Investigation Report has been dated by the WSP signatories. Alcorn	Addressed with the current submission.	Acknowledged		Addressed Alcorn	
	2.3	1.3	The figures provided in the FSSWMR and other supporting documentation are to include the following: - The Draft Plan number 19T(W)-19.001; - Lot and block numbers as indicated on the Draft Plan; - A project name.	The FSSWMR revision dated April 2021, and all other revised supporting documentation includes reference to: - subdivision file number 19T(W)-19.001 - lots and block numbers of the above subdivision “Far Sight Developments Ballantrae Inc.” project name - SKA	Addressed on the revised submission materials	Acknowledged		Addressed Alcorn	
3.2	2.4	1.4	Add discussion in the FSSWMR regarding construction timing, order of servicing and any intended phasing of servicing. The report is to document any interim servicing measures required due to phased construction of the Draft Plan.	The FSSWMR, revised dated April 2021 includes discussion on construction timing, order of servicing and intended phases of servicing, or interim servicing measures. - SKA	Outstanding	Discussion on construction timing, order of servicing and intended phases of servicing, or interim servicing measures will be provided at detailed design. SKA	Outstanding. The Town has indicated that a Phasing narrative is required, particularly considering water allocation restrictions in Ballantrae.	Region and Town advised here is insufficient municipal water supply with storage and fire protection for the foreseeable future. A private drilled well and storage system is proposed on-site to enable development in an expedient manner consistent with Provincial, Region and Town policy. Addressed. Alcorn	
3.3	2.5	1.5	As a condition of Draft Plan approval, any existing wells on-site are to be decommissioned in accordance with O.Reg. 903.	A Town Condition of draft plan of subdivision approval will require any existing water well on-site to be decommissioned. Alcorn	Comment maintained for reference in drafting Draft Plan Conditions.	Acknowledged	Comment maintained for reference in drafting Draft Plan Conditions.	Addressed Alcorn	

Draft Plan Comments - comments by Bruce Alexander, C.E.T. and Stephen Walker, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.4	2.6	1.6	The following summarizes our comments which may impact the lot and road fabric of the submitted Draft Plan: a) Address Environmental and Natural Heritage related comments noted below which may impact the setbacks, buffers and developable areas proposed. b) The floodplain alteration does not meet LSRCA requirements to balance cut/fill based on increments in floodplain elevations. The developable area is subject to LSRCA review and approval of the proposed alterations. c) A fluvial geomorphic study should be prepared prior to Draft Plan approval to confirm the proposed re-graded Regional storm floodplain provides sufficient width and area to mitigate potential channel erosion and provide for environmental compensation measures. d) Demonstrate that the road geometry is in conformance with the Town standards: • Label all road allowance radii; • Label centerline of pavement radii to ensure a minimum of 12m radius, including each lane on the proposed divided roads; • Provide 5 m by 5 m daylight triangles at intersections. e) Dimension the various blocks including widenings, servicing blocks and the proposed emergency access route across the Lakeshore Road frontage. The scale of the Draft Plan should be reduced for clarity. The Lakeshore Road, road widening is to match the width of the road allowance west of the site.	a) The Environmental and Natural Heritage related comments have been addressed with responses provided throughout this matrix and the updated EIS/NHE. Ages b) The floodplain alteration proposal has been revised to meet current LSRCA requirements for approval SKA c) A fluvial geomorphic study has been prepared and submitted, prepared by Geo-Morphix Limited, dated Nov. 2020 and included in the 2nd Submission Alcorn, SKA d) BA Group has included a road geometry plan in the updated Transportation Impact Study dated March 3, 2021. The draft plan of subdivision plan of common elements condominium labels road allowance radii, centerline of pavement radii at minimum of 12m and 5x5m daylighting. Alcorn e) The subdivision plan has been revised to complete the requested changes. Alcorn	a) Comment maintained for reference b) LSRCA approval of the proposed floodplain alterations remain outstanding. c) Addressed with the submission of the requested study. d) Addressed with the updated submission. e) Addressed with the updated submission.	a) LSRCA approval of the proposed floodplain alterations remains outstanding. b) The extent of floodplain management that will be accepted subject to confirmation of the limits of development as noted above. Alcorn, SKA c) Acknowledged. d) Acknowledged. e) Acknowledged.	a) Outstanding. Based on LSRCA comments dated March 14, 2023, field staking of the limits of natural features and confirmation of buffer requirements to the satisfaction of the LSRCA are needed to confirm the limits of development. .	a. October 3, 2024, LSRCA staff delineated boundaries of wetland features within the property with discussion to offsetting requirement for 3:1 ratio compensating wetlands and plantings to continuing development limits within this LSRCA Regulation Area as addressed in the Environmental Impact Statement report, by Roots Environmental, dated April 2025. Alcorn b. Addressed Alcorn c. Addressed Alcorn d. Addressed Alcorn e) It is understood that the agreed cross section for Street A comprises a 1.5 metre wide sidewalk on one side only, which will accommodate pedestrian activity along the central route through the site. All other routes are proposed without sidewalks. BA

Draft Plan Comments - comments by Bruce Alexander, C.E.T. and Stephen Walker, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
			f) The Town's Transportation Master Plan identifies a new road allowance in the location of this plan from Lakeshore Road to Aurora Road. The submitted Planning Justification Report is to include Exhibit 7-1 from the Master Plan. This road serves a community function, and therefore, should be a public 18 m wide road allowance, constructed to the Town's standards including any traffic circles proposed along its route. Street E may form part of this road connection and should be extended to the north property line and terminated with a temporary cul-de-sac.	f) The revised Planning Justification Report includes Exhibit 7-1 from the Town’s Transportation Master Plan and the revised subdivision plan provides a minimum 15.5m Street “A” and “E” road allowance to serve the intended community function which is to the satisfaction of the Town, to include minimum 8.5m pavement width, 1.5m pedestrian sidewalk on one side and provision of a Block 155 access link on the north property line. Alcorn	f) Conveyed to the Town. The agreed cross section for the connecting link is understood to be a 15 metre right of way with an 8.5 metre wide road pavement and 1.5 metre wide sidewalk on one side. Please see cross sections and road plan in Appendix A and Appendix B respectively. B.A. Group	f) It is understood that through discussions with Town staff, it has been agreed that the connection will be facilitated within the site’s private street system in the form of an easement in favour of the Town for vehicle public access in times of emergency only. The agreed cross section for the connecting link is understood to be a 15 metre right of way with an 8.5 metre wide road pavement and 1.5 metre wide sidewalk on one side. Please see cross sections and road plan in Appendix A and Appendix B respectively.	f)Partially addressed. The response notes that following discussions with Town staff, the future connection would be facilitated within the site’s private street system in the form of an easement to the Town for vehicle public access in times of emergency only. However, consideration should be given to how a connection to Street A would be implemented to the north since there appears to be a property line in line with the street. Typically, the extension of the street to the north would be along the property line to the north and shared between the two property owners. Town staff should confirm.	f) The subdivision has been revised to relocate Street ‘A’ so that future extension to Aurora Road by others through the adjacent northern property is not impeded by the property boundary to the north.. Alcorn
			g) Imperviousness calculations for SWM assume a 6.0 m rear yard house setback. A Zoning By-law amendment will be necessary if this is proposed for construction.	g) The submitted Zoning By-law Amendment application proposes a 6.0m rear yard dwelling setback exception for all lots. Alcorn		g) Acknowledged Alcorn		g) Addressed Alcorn
			h) Overland flow blocks or easements with positive drainage are required to convey Regulatory storm flows from lands northwest and west of the plan through the proposed development to the Open Space block and re-aligned watercourse, per LSRCA requirements.	h) Blocks for proposed positive overland flow drainage from off-site lands are identified as Blocks 146 and 147 on the subdivision plan to conveyance of flow from lands to the north. Current temporary flow from the subdivision to the west is to be directed to the Town approved storm sewer provided by the 65M-4428 registered plan, pursuant to Conditions of draft plan of subdivision and subdivision agreement executed by Town. Alcorn		h) 100-year (higher flows than Regional) capture calculations have been provided to demonstrate that the 100-year storm event is able to be captured by the RLCBs at 50% blockage. Additionally, the catchbasin leads have been upsized where necessary to ensure that they are capable of conveying the 100-year flow. 9	h) Outstanding. The storm sewer referenced in the response was not intended nor has the capacity to divert upstream Regional storm flows. We do not recommend that the grading design of the Draft Plan block the overland drainage path from lands to the north and west and rely on a sewer inlet to convey the Regional flows. We recommend that the Draft Plan follow the principle of a “dual drainage system” design as outlined in the Town’s design guidelines. An overland flow route through blocks or easements should be included in the Draft Plan.	h) As the lots are split draining or walk outs, it is not feasible to provide an overland flow outlet for external drainage from the west. Catchbasins and leads have been designed for 50% blockage as previously noted to ensure safe conveyance under 100-year conditions. It should be noted that the subdivision to the east is designed to fully infiltrate frequent events with no runoff, and the rear yard catchbasins within the subject site adjacent to the external lands’ pond outlet have been designed to capture and convey the 100-year storm pond effluent at 50% blockage. So, the only event that will create any ponding in the rear yards would be the emergency storm. At detailed design, further measures (such as detailed grading revisions, alternate capture infrastructure) can be explored to reduce the risk of ponding in the rear yards. Lead size will also be confirmed based on proposed

								RLCB capacities. Detailed calculations will also be prepared to demonstrate the extents of any anticipated ponding under the emergency storm event. SKA
			i) The configuration of Block 151 for the sanitary pumping station and Block 142 for the Stormtech LID is not consistent between the Draft Plan and the FSSWMR figures. A separate area labelled as Block 151 is identified on the FSSWMR figures east of the LID block.	i) The subdivision plan inconsistencies relating to Block 156 (formerly 151) and Block 143 (formerly 142) in the revised FSSWMR have been corrected. Alcorn		i) Acknowledged Alcorn		i) Addressed Alcorn
	2.6	1.6	j) Explain the purpose of Block 155 (10 m Woodland and Wetland Buffer). The proposed grading design includes significant work within this buffer.	j) Block 160, 10m Woodland and Wetland Buffer (formerly 155), is proposed to implement the buffer on Figure 5, of the Natural Heritage System of the Town's adopted Ballantrae-Musselman Lake and Environs Environmental Management Strategy, March 2013. Block 160 is adjacent to the existing man-made drainage ditch to be removed and improved by the plantings of the proposed Landscaping and Environmental Enhancement Master Plan and Preliminary Grading Plan. Alcorn	j) Outstanding. Justification for maintaining a 10m woodland buffer rather than a 30m wetland buffer is required. The Landscape and Environmental Enhancement Master Plan appears to show significant grading occurring within the 10m buffer. No grading should occur within buffer areas. Alcorn	j) Open Space Conservation Blocks 146 and 147 are to contain the surveyed woodlands, woodland swamp, thicket swamp and average 10m buffers to implement the buffers of the Natural Heritage System of the Town's adopted Ballantrae-Musselman Lake and Environs Environmental Management Strategy, March 2013. Block 146 includes the existing man-made drainage ditch east of the Street "C" cul-de-sac to be removed, regraded by balanced cut-fill and improved through a 113% increase in area and by new wetlands and plantings shown by the Landscape and Environmental Enhancement Master Plan and Grading Plan. Required buffers are addressed by the Natural Heritage Evaluation/Environmental Impact Statement and are within Blocks 146 and 147 to be owned privately by the condominium corporation and zoned in a protective FH-Flood Hazard zone. Alcorn		j) Addressed Alcorn
	2.6	1.6	k) A maintenance access route is to be provided to the LID feature at the rear of Lots 27 and 28.	k) The FSSWMR has been revised to provide a maintenance access route to the private condominium LID feature at the rear of Lots 27- 29. Alcorn	k) The indicated maintenance path on the Grading Plan Figure 3 is incomplete and not acceptable. No grades are provided, the majority of the path is sited on an existing 3:1 slope, the width is not dimensioned and a turn-around is to be provided at the SWM facility. Refer to the Town's design guidelines	k) The Grading Plan and Subdivision Plan has been revised to relocate the non-municipal maintenance access path to the private condominium SWM facility to the north of new Lot 27. Alcorn	k) Addressed for Draft Plan purposes. It appears sufficient space is available for access road design revisions. Further details and dimensions including applying a truck turning template will be necessary at the Detailed Design stage.	k) Addressed Alcorn
			l) For emergency access purposes, please update all cul-de-sacs to follow the Town's standard for a residential curbed cul-de-sac.	l) The Draft Plan of Condominium has been updated to match the current Draft Plan of Subdivision. Alcorn		l) Response: The pavement for the proposed cul-de-sacs have been designed in accordance with the Town of Whitchurch-Stouffville's standard drawing for a residential curbed cul-de-sac (WS-116), however the boulevard width has been maintained at 1.75 metres,	l) Addressed. The proposed cul-de-sacs' curb were updated to comply with the Town's requirements.	l) Addressed Alcorn

						consistent with the balance of the subdivision and noting that the proposed roads are private. This is sufficient for emergency access purposes. The proposed road plan is attached in Appendix B.		
			m)		m) We note that the Draft Plan of Condominium was not submitted in the current submission which matches the current Draft Plan	m) The Draft Plan of Condominium (Nov. 2022) matches the current Draft Plan of Subdivision Alcorn	m) Not addressed. A revised Draft Plan of Condominium was not submitted in the current submission. Please provide a revised Draft Plan of Condominium which matches the current Draft Plan.	m) Upon draft plan approval, Condition would require preparation of the Draft Plan of Condominium in a form that matches the subdivision plan the subdivision approved plan. Refer to draft Condition 1.6. Alcorn
Draft Plan Comments - comments by Bruce Alexander, C.E.T. and Stephen Walker, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
							New Comment: n) The revised street naming system shown in the red-line of the Draft Plan should be considered for ease of way finding and emergency access.	n) Street names will be determined through the Town process as the draft Condition 2.3 of draft plan of subdivision approval. Alcorn
							o) The size and dimensions of Block 144 and 145 (i.e. LIDs No. 4 and 3) respectively are subject to further review to confirm that stone storage media and chambers do not encroach on Lot 142 and Block 146, respectively	o) The stone and storage media and chambers do not encroach on Lot 142 and Block 146 as shown on the grading plans. Exact dimensions will be confirmed at detailed design. These Blocks 150 and 151 are not to be conveyed to the Town or LSRCA, but rather are to be in private ownership of a condominium corporation as are the adjacent private condominium storm water management Blocks. SKA
3.5.	2.7	1.7	Easements are required in the following cases: a) A blanket easement should be provided to the Town over common areas of the condominium (i.e., roads, parks, entrance block, sidewalks, walkways, etc.) for public and Municipal use and access, with an understanding the Town is not responsible for ownership, inspection or maintenance of any private condominium services associated with these areas	a) as a private condominium with no Town roads, parks, entrance block, sidewalks, LID, rear yard drainage catchbasins and pipes, or manholes or out fall structures, or related Town services for public use, there is no Town responsibility of ownership, inspection or maintenance are required, except that a right-of-access easement is to be provided to the Town for: i.) public pedestrian access over the proposed north-south 2.5m pathway only, situated in Blocks 146 and 147, and ii.) fire emergency purposes over the private common areas, including streets and emergency access Blocks 152, and iii.)	a) Easements in favour of the Town in addition to the public road allowance to be provided over 15.5m main south to north connecting link road only, remain to be determined.	a) TO DO Alcorn	a) We defer to Town staff the conditions under which the Developer proposes to give easements over the lands to the Town as outlined in the response matrix received.	a) Acknowledged, to be implemented by draft Condition 1.3. Alcorn

				public vehicular passage over private Street ‘A’ and Block 155 for public re-routing in emergency situations where external public streets are temporarily blocked off as agreed to with Town planning and engineering officials. Alcorn				
3.5	2.7	1.7	b) Over utilities (i.e., hydro including transformers and switch gear, communications cable, gas, streetlights, etc.) not located within the common element road allowances.	b), c), d) and e) Utilities, LID systems, rear lot drainage systems and maintenance are to be privately provided, without Town responsibility. Alcorn	b) Utility easements on free-hold including areas are recommended in favour of the condominium corporation for inspection and maintenance purposes by Utilities not Town.	b) TO DO Alcorn	b) We defer to Town staff the conditions under which the Developer proposes to give easements over the lands to utility companies as outlined in the response matrix received.	b) Acknowledged Alcorn
			c) Over the rear lot LID systems which are shared between freehold condominium owners.		c) Easement over rear lot LID systems are recommended in favour of the condominium corporation to avoid alteration by homeowners and to ensure the corporation can operate, inspect, and maintain them as required.	c) TO DO Alcorn	c) We defer to Town staff the conditions under which the Developer proposes to give easements over the lands to the Condominium Corporation as outlined in the response matrix received	c) Acknowledged Alcorn
			d) Over rear lot catchbasins, lead pipes, manholes and oil/grit separators for condominium inspection, maintenance and control over obstructions or modifications.		d) Easement over storm drainage items on private property are recommended in favour of the condominium corporation to avoid alteration by homeowners and to ensure the corporation can operate, inspect, and maintain them as required		d) We defer to Town staff the conditions under which the Developer proposes to give easements over the lands to the Condominium Corporation as outlined in the response matrix received.	d) Acknowledged Alcorn
			e) Over outfall infrastructure that may be located within open space or naturalized blocks being conveyed to the LSRCA.			e) As noted above, easement in favour of the condominium corporation may be required over outfall infrastructure to allow legal access on lands being conveyed to the LSRCA	e) We note the response provided proposes that the floodplain Blocks 146 and 147 will be retained under private ownership. We defer to Town and LSRCA staff regarding this proposal	e) Acknowledged Alcorn
Environmental Impact Statement & Natural Heritage Evaluation - comments by Tricia Radburn								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.8	2.8	1.8	Section 2.0 The policy background does not sufficiently address the various policies applicable to this site. There is no discussion on implications for the following policy documents: • Endangered Species Act; • Migratory Birds Convention Act; • Fisheries Act; • Provincial Policy Statement/Natural Heritage Reference Manual; Lake Simcoe Protection Plan. Additionally, though the municipal official plan and secondary plan are mentioned, zoning and land-use classifications are not discussed in context of environmental implications to	We will provide additional commentary on policy background and the Official Plan is in the updated EIS/NHE report dated Nov. 2020. Ages	Partially addressed. Section 5.0 addresses policy conformity but does not include mention of the Fisheries Act or bat species under the Endangered Species Act. Discussion	Additional commentary on policy background and the Official Plan is in the updated EIS/NHE report dated April 2021. Ages	Outstanding. We note comments from the LSRCA dated March 14, 2023 stating that development including grading works are to be located outside of Natural Heritage	There are no key natural heritage or hydrologic features per EIS by Roots Environmental, May 2025. Alcorn

			development (for example, there is no mention of Schedule H or Section 3.2.9 of the municipal official plan). KNHF and HSF are shown to be present within the study area, but the policies related to works within and adjacent to these features have not been discussed.		should also be provided regarding grading with natural feature buffers and whether this conforms with applicable policies.	Additional commentary on policy background and the Official Plan is in the updated EIS/NHE report dated September 2022 Ages There is no fish habitat on site as mentioned in the Stantec review. There are structures or suitable trees on site supporting bats. A recheck is recommended before any removals. Ages	communities and their respective buffers.	
3.7	2.9	1.9	Section 3.2.1 It does not appear that the boundaries of the central wetland were staked or verified by the LSRCA.	The site was visited with LSCRA with verification of the flagged woodland boundaries (driplines), and existing/ proposed wetlands and flood line changes were discussed and accepted in principle subject to 2 nd Submission details. Ages	Outstanding. Please confirm whether LSRCA will attend a wetland staking and/or independently verify the wetland boundary	LSCRA nor the Town have not requested a wetland boundary staking which has been staked by Stantec and lies within the surveyed dripline limits shown on the subdivision and all plans. Ages	Outstanding. The Third Submission comments from the LSRCA state that on-site wetland staking with their staff is required.	A wetland staking was completed with LSRCA on October 3, 2024. Alcorn
3.8	2.10	1.10	Section 3.2.1 The author indicates that the Headwater Drainage Feature Classification system was used to assess the ephemeral watercourse within the study area, but this process typically follows a defined protocol with multiple site visits. No records of survey effort were provided within this report. No rationale is provided to document how the author came to the conclusion that the feature is a "complex contributing" feature.	We will provide the details of the multiple visits and a formal assessment report.	Outstanding We will provide the details of the multiple visits and a formal assessment report (comments by Tricia Radburn, MCIP, RPP)	Refer to the Aquatic Habitat Assessment, dated December 4, 2019, by Stantec included in the EIS/NHE by Ages Ages	This comment continues to be outstanding	The Aquatic Habitat Assessment dated December 4, 2019 is superseded by the EIS by Roots Environmental dated April 2025. Alcorn
3.9	2.11	1.11	Section 3.2 There do not appear to have been any assessment completed for SAR bats (Myotis leibii, Myotis lucifugus, Myotis septentrionalis, Perimyotis subflavus). The NRSI report from 2013 indicates that Myotis lucifugus was identified within the study area. Suitable habitat appears to be present in the form of snag trees and Acer sp. (in the case of Perimyotis subflavus). It was also unclear whether anthropogenic structures were assessed for potential maternity colony habitat (for all species, but specifically Myotis leibii).	There are no structures on the property, except a single detached occupied home. The trees that would be impacted by the proposal were examined with no suitable cavities found. The report will be updated to include this information. Ages	Outstanding. The coniferous plantation planned for removal should be assessed for potential bat roosting habitat using MECP guidelines. The most recent guideline does not include CUP communities in the list of possible vegetation communities to survey; however, guidance from MECP suggest that the list of community types is not exhaustive and any treed area that may be impacted should be assessed. The Proponent should contact MECP for further direction.	The structures on the property and the trees that would be impacted by the proposal were examined with no signs of bats and no suitable nesting cavities found. The report will be updated to include this information. Ages MECP has been contacted for their records/comments. The Reply will be provided when available. Ages	Addressed. Additional bat surveys will be completed as a condition of Draft Plan Approval. Surveys should be completed using the methodology approved by MECP at the time of the survey. Any requirements under the Endangered Species Act must be carried out prior to construction.	Addressed Alcorn
	2.12	1.12	Section 3.2.2 It was noted that species identified during breeding bird surveys are offered protection by the Migratory Bird Convention Act.	Agreed. There will be a condition on approvals noting the restricted season for breeding migratory birds with respect to site clearing. Ages	Addressed. No tree clearing will occur between April 15 and August 31	Acknowledged		Addressed Alcorn

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3.10	2.13	1.13	Section 3.4 As indicated above, unless extensive sampling efforts were carried out to determine absence of SAR bats, it cannot be concluded that there are no endangered species within or adjacent to the study area. Discussions should take place with MECP biologists to confirm the conclusions presented within the table in Section 3.4.	The site has been examined and no suitable habitat that would be impacted was observed. - Ages	Outstanding. Refer to Comment 2.11	The site has been examined and no suitable habitat that would be impacted was observed. The site will be rechecked before construction and MECP has been contacted. Ages	Addressed. Refer to Comment 3.9	Addressed Alcorn
3.11	2.14	1.14	Section 3.4 Ephemeral watercourses are considered to be hydrologically sensitive features under the ORMCP. Additionally, the section of watercourse that extends through the agricultural field was identified within documents supplied in this EIS (Figure 5 - Natural Heritage System, Secondary Land-use Plan - Schedule E) to be part of the Core NHS. The watercourse and woodlands are also identified on the municipal official plan Schedule H as Key Natural Heritage/ Hydrologically Sensitive Features.		Outstanding. The recommendations provided by Stantec should be brought forward into the NHE to ensure adequate protection of the watercourse.	.No, only “permanent” and “intermittent” watercourses are KNHFs or HSEs under the ORMCP. Figure 5 (from the NRSI Background Study) does show a linkage along the watercourse. This area is to be enhanced and improved as shown on the Landscape and Environmental Enhancement Master Plan. Alcorn	Partially addressed. Please note Comment 3.21 regarding a consolidated version of the EIS	No watercourses are identified within the proposed development area per the May 2025 EIS. Roots
	2.15	1.15	Section 3.4 The EIS should include a clear screening of each habitat type listed in the Significant Wildlife Habitat (SWH) Criteria Schedule for Ecoregion 6E and the various tables provided in ORMCP Technical Paper #2 - Significant Wildlife Habitat. It is particularly important to determine whether the Scotch Pine plantation provides any SWH as part of the assessment of whether it can be removed.	We will include the screening requested in the report update. Ages	Addressed	The clear screening as requested is in the updated EIS/NHE report. Ages		Addressed Alcorn
3.12	2.16	1.16	Section 3.4 PL 160206 provides no record of any decision deeming a Scotch Pine plantation invalidating a woodlot from being considered a KHNH within the ORMCP Area. It is our understanding that, as of February 2019, this case is ongoing. Additionally, ORMCP Technical Paper #7 specifically states that exclusions may be considered for communities dominated by European Buckthorn or Norway Maple.		Outstanding. Please remove reference to this case.	The hearing was completed in February and decision issued on March 8, 2019 with the following conclusion on the Scotch Pine plantation: For the reasons set out in this Decision, the Board finds that the central woodland is not significant based on an interpretation and application of the relevant Technical Papers (“TP”) as guidelines to the ORMCP. With this finding, the woodland does not constitute a KHNH requiring protection under the ORMCP. The development may proceed subject to numerous measures and conditions either already agreed to by the parties or to be set out in conditions to draft plan approval by the Township. - Ages	Outstanding. Per Comment No. NH7 from the LSRCA review of the Third Submission, the Scotch Pine plantation is considered part of the significant woodlot	The Scots Pine Plantation is not part of a Significant Woodland. Please refer to the May 2025 EIS. Alcorn

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3.13	2.17	1.17	Section 3.4 The author states that the constraints on Figure 2 include buffers recommended by NRSI and included in the Secondary Plan, but recommended buffers for the watercourse appear to have been omitted. The 10 m buffer from the central feature seems to have been recommended on the basis that the feature is a woodland, as identified by NRSI. The author of this EIS has reclassified the feature as a wetland. Further discussion is required to confirm whether the 10 m is still justified.	We will include additional analysis and discussion on the features and buffers is in the EIS/NHE report update. Ages	Outstanding. Justification for maintaining a 10m woodland buffer rather than a 30m wetland buffer is required. The Landscape and Environmental Enhancement Master Plan appears to show significant grading occurring within the 10m buffer. No grading should occur within buffer areas.	Additional analysis and discussion on the features and buffers is in the EIS/NHE report update. Ages Refer to Response “j” on Page 6. Alcorn	Outstanding. Please provide a drawing that clearly shows the woodland/wetland buffers. The woodland/wetland boundary and buffers should be shown on the Grading Plan and Proposed Cut and Fill Area drawings to provide a clearer understanding of what disturbance will occur in proximity to the natural features. This can be provided outside of the EIS	Per the May 2025 EIS, there are no key natural heritage or hydrologic features within the proposed development limits that would require buffers. Roots
3.14	2.18	1.18	Section 4.1 Additional details regarding the Master Plan are required. Several of the labels on Figure 4, Figure 7 and the Master Plan figure are illegible, and it is unclear what exactly is proposed with respect to the watercourse. It is our understanding that the existing drainage channel is to be maintained and a new channel created adjacent to it. If this is the case, and the existing channel is primarily ephemeral, what flows are expected in the secondary channel? Why is it being proposed and how will it be fed? Further information should be provided with regard to how it will be constructed and how its construction will affect the hydrology of the existing wetland and watercourse. What are the Fisheries Act and LSRCA permitting requirements associated with this?	The figures in the EIS are reduced sizes from the originals in the documents that are referenced. Further information on the channel, flows and approvals will be provided. Ages	Partially addressed. Please clarify what is intended for the existing watercourse. It is stated that the channel will be maintained but it appears as though the cul-de-sac at the end of Street C will remove the connection between the channel and its upstream source. Will any flow be maintained through the existing channel?	The channel will be maintained in the existing woodland only and is to be regraded at the end of Street ‘C’. The connection between the old channel and upstream is not required, as is redirected to new replacement channel. Alcorn	Remains outstanding subject to resolving the LSRCA’s current comments with respect to existing watercourses.	There are no key hydrologic features (i.e. watercourses) within the proposed development limits. The Town municipal drainage channel part of Town stormwater infrastructure will be relocated to the new GeoMorphix proposed channel in its near former location. Alcorn
3.15	2.19	1.19	Section 4.1 This section indicates that the new NHS area will be planted with native trees, shrubs and plants. More detail should be provided to clearly guide the future Landscape Plan, including species recommendations, spacing, sizing, etc.	There is a commitment to using native trees. More details on proposed species, spacing, sizing etc. are included in revised Landscape and Environmental Enhancement Master Plan, by Schollen & Company Inc. More detailed design and planning species will be provided following draft plan of subdivision approval as a Condition. Ages	Partially addressed. The Landscape and Environmental Enhancement Master Plan provides some details related to restoration. The density of new plantings in the expanded NHS appears to be quite low. Additional plantings may be requested upon review of a Landscape Plan to be developed during detailed design. Please confirm in the NHE that soils are generally suitable for the construction of wetlands.	Schollen/ Alcorn	Outstanding. The Landscape and Environmental Enhancement Master Plan provided has a very low resolution and is illegible. Please provide a higher resolution version	An 11x 17 large size of the plan is attached. Alcorn

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3.16	2.20	1.20	Section 4.1 Discussion Point #5 describes the "NRSI recommendation of no buffer where the feature meets the road." Please cite where NRSI made this recommendation. Is this intended to be a discussion of the Secondary Plan Policy 11.4.2 ii e) which permits roads to be constructed on, or near natural systems provided that impacts are minimized and it has been clearly demonstrated that there is no reasonable alternative? If so, please confirm how impacts will be minimized and that there is no reasonable alternative. Further justification to show that there is no alternative is required, particularly with regard to the end of the road at the northwestern portion of the property.	Refer to the updated April 2021 EIS/NHE report by Ages Consulting. Ages	Outstanding. Please confirm why there is no reasonable alternative to the location of Street C and why grading is proposed within its buffer.	Alternative options were presented to LSRCA proposing a 2.5m high retaining wall or graded and planted 2.5:1 slope. LSRCA supports the sloped alternative shown in the EIS/NHE report. No buffer is required as addressed in EIS/NHE as Town NRSI recommends no buffer adjacent to the road. Street “C” cannot be located further to the west as the resultant lot depth is insufficient. Alcorn	Outstanding. We note comments from the LSRCA dated March 14, 2023 stating that development including grading works are to be located outside of Natural Heritage communities and their respective buffers.	There are no key natural heritage or hydrologic features as per EIS by Roots Environmental, May 2025. Alcorn
Draft Plan Comments - comments by Tricia Radburn								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
	2.21	1.21	Section 4.2 This project has the potential to impact nesting birds protected under the Migratory Birds Convention Act. Strategies to avoid impacts to nesting birds must be discussed.	Additional discussion will be added as well as the restricted period for vegetation clearing	Addressed. No tree clearing will occur between April 15 and August 31.	Acknowledged		Addressed Alcorn
3.17	2.22	1.22	Section 4.2 Similarly, there is concern that potential for roosting bats has not been addressed within this report. SAR bats and their habitat are protected under the ESA and impacts to non-SAR bats within maternity SWH is prohibited under the Provincial Policy Statement.	Future site work documents that there is no potential bat roosting habitat. Refer to comment 2.11		Subsequent site work documents that there is no potential bat roosting habitat as referenced in the updated EIS/NHE report. The property should be rechecked prior to construction. - Ages	Addressed	Addressed Alcorn
3.18	2.23	1.23	Section 4.2 It is understood that a Sediment and Erosion Control Plan has been developed. Information about this plan should be brought into the EIS and an assessment should be provided to confirm that the plan will adequately protect natural features.	The plan will be included in the report update.	Not addressed. Sediment and erosion control measures to be revisited during detailed design.	The SEC plan is included in the SKA submissions and mentioned in the updated EIS/NHE report. Ages	Sediment and erosion control information may be deferred to Detailed Design.	Addressed Alcorn

No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.19	2.24	1.24	Section 4.2-1 Please clarify what type and size of trees will be planted and how much time will lapse between the removal of the plantation and when the "new" forested area will mature sufficiently to provide forest habitat for Eastern Wood-pewee.	Planting details are provided in the revised Master Plan/Environmental Enhancement Plan. A comment on the habitat for Eastern Wood-pewee is in the updated EIS/NHE report. Ages	Outstanding: Refer to Comment 2.19. It is unclear how much woodland is actually intended to be planted. The densities suggested for planting are relatively low. Although Eastern Wood-peewee can be found in forest edges and openings, it does require mature forest. A higher density of tree plantings is required to create useful habitat for this species within a reasonably timeframe.	Refer to updated EIS report with Stantec recommendations Ages	Outstanding. The extent and make-up of compensation planting is subject to resolving the outstanding comments related to existing feature preservation and buffer determinations	There are no key natural heritage or hydrologic features as per EIS by Roots Environmental, May 2025.Refer to EIS. However, Far Sight proposes extensive 3:1 compensation plantings within Blocks 150 and Block 151 and within the perimeter of storm Blocks 146-148. Refer to Condition 1.7 k. Alcorn
2.25	1.25		Section 4.2-2 ORMCP Technical Paper #12 discusses a number of potential impacts to surface-water features including those relating to the installation of stormwater management features within an ORMCP linkage corridor (as proposed within the master concept plan) and human occupation. This EIS does not adequately explore the long-term impacts that proposed developments may present within the study area and greater ORMCP landscape. How will the hydrology of the wetland and watercourse be affected by adjacent grading and drainage alterations?	We have included further analysis in the updated EIS/NHE report.	Addressed	Acknowledged		Addressed Alcorn
3.20	2.26	1.26	Section 4.2-2 Impacts to ephemeral streams may result in degradation to downstream fish habitat. Justification must be provided as to whether fish timing windows will be required for construction activities to ensure no harm to fish orfish habitat as defined within the Fisheries Act.	We will include Fisheries Act windows are a consideration in the updated EIS/NHE report.	Outstanding. Please bring forward recommendations provided by Stantec into the main body of the EA to ensure they get incorporated into detailed design documents.	There is no fish habitat on site. Erosion control measures will avoid downstream impacts. Ages Refer to updated EIS report with Stantec recommendations. Ages	This comment remains outstanding subject to resolving the LSRCA’s current comments with respect to existing watercourses.	There are no key natural heritage or hydrologic features as per EIS by Roots Environmental, May 2025. Roots
3.21							New Two versions of the EIS have been submitted. One includes new text from Stantec in response to previous comments but is missing most figures. The second version includes all figures but does not include the new text from Stantec. Please provide a consolidated single EIS submission.	The previous EIS is superseded by the May 2025 EIS completed by Roots Environmental. Roots

Preliminary Environmental Noise Study - comments by Kristina Zeromskiene, Ph.D.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.22	2.27	1.27	As noted in the report, noise assessment due to the proposed pumping station should assessed once details on mechanical equipment become available.	As a Condition of draft plan of subdivision approval, at the detailed engineering design the final Environmental Noise Study shall assess and make recommendations on the pumping station mechanical equipment and noise mitigation details. Alcorn	Outstanding. Further discussion is needed with the Town.		Remains outstanding and should not be deferred or addressed as a Draft Plan Condition as it may affect the viability of the plan.	As discussed in our meeting with the Town, any potential concerns with respect to noise generated by the pumping station will be dealt with during detailed design. There are solutions available that will not impact the draft plan SKA
	2.28	1.28	The report does not acknowledge the test pit program completed in 2014, as noted in the Hydrogeological Assessment.	The test pit program has been noted in the updated Hydrogeological Assessment of WSP. Alcorn	Addressed			Addressed Alcorn
	2.29	1.29	Groundwater levels from the 2014 test pit series, the 2015 monitoring wells series and during the spring and summer 2018 should be provided in Table 3-1 since the report was authored in September 2018. Seasonal groundwater levels are to be monitored and reported continuously to confirm the proposed functional designs.		Addressed	Acknowledged WSP		Addressed Alcorn
	2.30	1.30	The Geotechnical Report pre-dates the Functional Servicing and Stormwater Management Report, and therefore, is to be updated based on WSP's review of the FSSWMR. Preliminary footing elevations across the site are to be obtained from the Civil design consultant. General comments in the Geotechnical Report are to be replaced or supplemented with specific comments and recommendations regarding the preliminary design where applicable (i.e., stormwater pond and LID selection and design, depth of sewers and potential de-watering, extent and depth of engineered fill, minimum footing elevations and providing input to the grading design to ensure 0.6 m of separation between seasonally high groundwater and underside of footings). The Geotechnical Engineer is also to provide a statement that the preliminary design ensures footing levels will be a minimum of 0.6 m above seasonally high groundwater levels.		Addressed with comments on groundwater in Hydrogeology Investigation comments.	Acknowledged WSP		Addressed Alcorn
	2.31	1.31	The reference to the use of Granular A as sewer and watermain bedding material is to be replaced with 19 mm crusher run limestone in Section 4.2.2 of the report.		Addressed	Acknowledged		Addressed Alcorn

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	2.32	1.32	We concur with the findings of the reports and the recommendations to manage the OCP pesticide, Dieldrin identified in concentrations in the topsoil above the applicable criteria. We concur with the proposed approach to manage the impacted topsoil during construction; however, this should be an approval condition to ensure the management is documented.	No response required	Addressed	Acknowledged		Addressed Alcorn
Hydrogeology Investigation - comments by Jim Walls, P.Geo., QP _{ESA} and Stephen Walker, C.E.T.								
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	2.33	1.33	Document groundwater levels from 2014, 2015, 2018 and 2019 as noted above under the Geotechnical Investigation and revise the groundwater elevation contours on Figure 10 as appropriate. Provide revised elevation information to the Civil consultant for review of site grading, SWM and LID design.		Addressed	Acknowledged		Addressed Alcorn
	2.34	1.34	The study documents the hydrogeology however it does not provide enough information regarding the seasonal high groundwater elevations their relation to the proposed development. The seasonal high groundwater elevations over the entire site should be displayed along with the proposed final topographic contours including the required 0.6 m separation from the underside of the building footings. This information should be shown on a plan and on a minimum of two cross-sections. The required separation between the bottom of LID's and the seasonal high ground water elevations should also be shown.		Addressed	Acknowledged		Addressed Alcorn
	235	1.35	All groundwater data including from spring 2019 should be evaluated to determine the seasonal high groundwater elevation for all areas of the site.		Addressed	Acknowledged		Addressed Alcorn
Traffi Impact Study - comments by Benedict Wong, P. Eng. and David Angelakis, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.23	2.36		-	-	Please provide all Synchro Electronic files including existing background and future total conditions for review	Synchro files will be provided	Addressed. The electronic Syncro files were provided for review.	Addressed Alcorn

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3.24	2.37		Section 2.0 (now Section 3.0) As per the Town's Transportation Master Plan, a new connection is required between Lakeshore Road and Aurora Road through the subject lands. The proposed plan should be updated to include a public local road through the subdivision. Further discussion with Town staff is required on the implementation of this new connection. The proposed “roundabout” appears to be a traffic circle. Clarification is required as to its function and it should be designed to accommodate any expected service vehicles (Town refuse pickup, delivery or moving trucks).	The subdivision plan has been revised to provide a public vehicular connection from Lakeshore Road to the northern property limit along Street ‘A’ and Street ‘E’ with an access provision through Block 155 for emergencies from temporary blockage of area external streets, as agreed to with Town staff, to include 8.50m pavement width and a 1.50m sidewalk. Alcorn	Not addressed. As noted under the Draft Plan Comments Item 2.6 f), a direct public local road connection is required between Lakeshore Road and Aurora Road. What is currently being proposed is neither a public road nor does it allow for a direct connection of the above two roads. Further discussion with the Town is required. Addressed as the proposed roundabout has been adjusted to an all-way stop design.	Response: It is understood that through discussions with Town staff, it has been agreed that the connection will be facilitated within the site’s private street system in the form of an easement in favour of the Town for vehicle public access in times of emergency only. The agreed cross section for the connecting link is understood to be a 15 metre right of way with an 8.5 metre wide road pavement and 1.5 metre wide sidewalk on one side. Please see cross sections and road plan in Appendix A and Appendix B respectively. B.A. Group Acknowledged Alcorn		Addressed Alcorn
			The secondary emergency access needs to be confirmed with the fire department.	Response: Please see updated road plan attached in Appendix B	It is suggested that only one emergency access is required. The emergency access on Street C can be kept and the one at the end of the cul-de-sac on Street B can be removed.	Response: Noted. The plan has been modified to provide a single emergency access to Street C, as recommended above. Please see fire route plan attached in Appendix C. B.A. Group	Partially addressed. The updated fire route plan proposes a single secondary emergency access proposed on Street C, whereas the Draft Plan depicts a single emergency access on Street D only. The proposed secondary emergency access should be matching between the fire route and Draft Plan. Please update.	The revised Draft Plan depicts single emergency access at ‘Street D’ only. The BA traffic report recommends only one emergency access as do comments of Burnside. The fire route is to match the Draft Plan, above. Alcorn
					New Comment. Additionally, a separate proposed fire route plan document should be submitted independent of the transportation response to comments or as part of the Site Plan for the Fire Department’s review. It appears that the dimensions and measurements in the Road Plan (Appendix B) of the new connection matches the submitted Draft Plan of Subdivision drawing. Please provide required clarification as is shown in the revised SUB Plan.	Response: Please see updated road plan attached in Appendix B B.A. Group	Addressed. An updated road plan was provided in Appendix B which matches the submitted Draft Plan.	Addressed Alcorn

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	2.38	1.37	Section 3.0 a) Based on 2016 TTS, information from Ward 2 (the study area), only 5% of trips made by residents in that area are associated with GO Train. As Table 1 includes a zone south of the site (closer to the GO station), it may have resulted in a higher transit usage. This is to be noted, but no further action required.	Noted BA Group	Addressed: This is noted in the updated TIS	Acknowledged		Addressed Alcorn
3.25	2.39	1.38	Section 5.0 a) As noted above, it is our opinion that refuse vehicles will not be the largest vehicle to require access to this development. Clarification is required on the size of the proposed homes. If they are typical two-storey single family homes, then it would be expected that a WB-20 moving van would require access. The largest expected vehicle should		Addressed. A WB-20 maneuvering analyses was conducted, and the proposed geometrics can accommodate this vehicle.	Acknowledged		a) Addressed Alcorn
3.25	2.39	1.38	b) The proposed hammerhead and cul-de-sacs are to be designed to Town standards.	b) The pavement for the proposed cul-de-sacs has been designed in accordance with the Town of Whitchurch-Stouffville's standard drawing for a residential curbed cul-de-sac (WS-116), however the boulevard width has been maintained at 1.75 metres, consistent with the balance of the subdivision. The previously proposed hammerhead has been removed from the plan and replaced with a cul-de-sac.	Not addressed. The proposed cul-de-sacs does not comply with Town standards. However, we will accept a design that can accommodate the largest expected vehicle.	b) The pavement for the proposed cul-de-sacs have been designed in accordance with the Town of Whitchurch-Stouffville's standard drawing for a residential curbed cul-de-sac (WS-116), however the boulevard width has been maintained at 1.75 metres, consistent with the balance of the subdivision and noting that the proposed roads are private. The proposed road plan and vehicle maneuvering diagrams are attached in Appendix B and Appendix D respectively. B.A. Group		b) Addressed Alcorn
			c) The fire route should be depicted on the site plan with the path centerline and minimum radii as per the Ontario Building Code.	Addressed	Fire routes illustrated are as per the Ontario Building Code	Acknowledged	The Town requires the proposed fire route to have a minimum width of 6.5 m not 6.0 m. Please update	c) Section K3.03 of the Town of Whitchurch-Stouffville Design Guidelines and Standard Drawings (January 2023) specifies that the designated fire route must have a clear width of 6 metres. This is consistent with the requirements of the Ontario Building Code and is appropriate. BA
	2.40	1.39	Section 6.0 a) Existing traffic data and signal timing plan should be provided in the appendix.		a) Addressed. Existing traffic data and signal timing plan are provided.			
			b) The growth rate was acceptable but apply the growth to all movements at the Aurora Road/Highway 48 intersection.		b) Addressed. Growth was applied to all movements at the Aurora Road/Highway 48 intersection	Acknowledged		Addressed Alcorn

	2.40	1.39	c) Excerpts illustrating the background development trips from the respective Traffic Studies for each background development should be provided in the appendices.		c) Addressed. Traffic Studies from the background developments are provided and included into the background volumes	Acknowledged		Addressed Alcorn
			d) Please clarify the location of the proxy trip generation survey as there does not appear to be a Fletcher Boulevard in the southeast quadrant of Aurora/Hwy 48 or in the Town.		d) Addressed. However, the unit counts at the Felcher Boulevard neighbourhood appears to be underestimated. As well, the location of the tube counts placed immediately west of the intersection of Felcher Boulevard/Highway 48 will have also capture trips associated with the small plaza on the northwest corner of the Felcher Boulevard/Highway 48 intersection. As a result, the trip rates will not be purely residential trips. However, as the selected trip rate did not utilize this, no action required at this time.	Acknowledged		Addressed Alcorn
			e) Provide all traffic data associated with the trip generation surveys.		e) Addressed. Traffic data associated with the trip generation surveys are provide.	Acknowledged		Addressed Alcorn
			f) It appears that the ITE Trip generation rate is incorrect.		f) Addressed, ITE trip generation rate has been corrected	Acknowledged		Addressed Alcorn
3.26	2.41	1.40	Section 7.0 (Now Section 8.0 and 9.0) a) Synchro electronic files should be provided for all analyses, but based on the synchro reports, we have the following comments: • Lost time was applied for all movements at the Highway 48/Aurora Road intersection. Please justify this adjustment; • Queue analyses are required for all conditions and movements including queueing at the proposed gate.	• The lost time adjustment has been adjusted to 0 seconds, in accordance with the Region of York Transportation Mobility Plan Guidelines. • Queue analyses have also been undertaken for the intersections in the study area. • Regarding queueing at the proposed entrance, there is no gate proposed and therefore queueing is not expected at this location. BA Group	Partially addressed. Please provide all electronic Synchro files for all analysis.	Noted: Synchro files will be provided. A transit, pedestrian and cyclist performance evaluation is provided in the TIS BA Group	Addressed. The electronic files were provided. Addressed. An evaluation was provided for transit, pedestrian, and cyclist performance under future conditions in Section 2.0 of the response to transportation comments letter and it is acceptable.	Addressed Alcorn Addressed Alcorn
			b) As per the Town's TIS Guidelines, the Region's Transportation Mobility Guideline for Development Applications are to be followed. A transit, pedestrian and cyclist performance evaluation for all conditions (existing, background and total) is missing.		Partially addressed. Transit, pedestrian, and cyclist performance evaluation for future conditions should be provided.	Please see updated multimodal performance evaluation in Section 0. LOS criteria has been assessed for future conditions where sufficient detail is available	Addressed. An evaluation was provided for transit, pedestrian, and cyclist performance under future conditions in Section 2.0 of the response to transportation comments letter and it is acceptable	Addressed Alcorn

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3.26	2.41	1.40					New Comment: c) Following a review the Synchro files provided, the following needs to be updated: i. A 50 km/h link speed is entered at the approaching leg of all study intersections instead of 40 km/h at Lakeshore Road and 60 km/h at Aurora Road and Highway 48. ii. A taper length of 7.5 m is entered for all the turning lanes at the intersection of Highway 48 and Aurora Road instead of the appropriate existing taper length. iii. A storage length of 80 m was entered for the southbound left-turn lane at Highway 48 and Aurora Road. The southbound left-turn lane storage should be 195 m. Please update. Existing signal timings at Highway 48 and Aurora Road (AM and PM): - A 5 second minimum initial green time was incorrectly entered for all phases. The minimum green is 20 seconds for both Phase 2 and 6 and is 10 seconds for Phases 4 and 8. - A 7 second walk time and 11 second flash don't walk time was incorrectly inputted for all pedestrian phases. There are currently no pedestrian phases at the intersection. A 3 second vehicle extension time was incorrectly entered for Phases 2 and 6. The vehicle extension time is 5.7 seconds	Synchro files have been updated as requested. Updated analysis results are summarized in Section Error! Reference source not found. of the TIS addendum prepared by BA Group, and Synchro outputs attached in Appendix D of the TIS. BA
	2.42	2.41	Section 8.0 a) The new connection between Lakeshore Road and Aurora Road is required by the Town's TMP. The analyses in this section of the TIS should be the main scenario.	As discussed in response to comment 1.6(f) in Section 2.1, it is understood that agreement has been reached with the Town of Whitchurch-Stouffville that an easement will be conveyed to the Town to provide this connection and that the easement will be confined to the pavement for public vehicular passage in emergencies only.	a. Addressed. The analyses included the new connection as the main scenario.	Acknowledged		Addressed Alcorn

				The analysis has been updated, such that the main scenario assumes the abovementioned connection is in place and is available for public vehicular passage. A second sensitivity analysis scenario has been undertaken which reviews projected traffic operations in the event that the connection through the lands to the north is not constructed by the study horizon year (2027). BA				
	2.42	2.41	b) Rather than redistributing the existing traffic, the redistribution should occur under background conditions. Provide a figure illustrating the background traffic redistribution assumptions. c) Update all analyses with the above comments.	Updated figures are provided in the TIS BA Updated analysis is provided in the TIS BA	b) Addressed. Redistribution of background traffic was included c) Addressed. Analyses were updated with the previous comments	Acknowledged Acknowledged		Addressed Alcorn Addressed Alcorn
3.27	2.43	1.42	Section 9.0 d) Sidewalks should be provided on both sides of Street A where it has a ROW of 13 m. All other streets should have sidewalk on one side of the street.	d) A 1.5m sidewalk will be provided along one side of Street A and Street E (north of Street A), to accommodate pedestrian activity along the central route through the site, one sidewalk Street A, B, C on connecting link streets. No sidewalks on other streets of 11 ROW	d) Not addressed. Sidewalks are still provided on only one side of Street A and no sidewalks for the other streets.	Response: It is understood that the agreed cross section for Street A comprises a 1.5 metre wide sidewalk on one side only, which will accommodate pedestrian activity along the central route through the site. All other routes are proposed without sidewalks which is acceptable given the low volume nature of the roads and is in keeping with the character of other residential streets in the Ballantrae area to accommodate pedestrian activity along the central route through the site. All other routes are proposed without sidewalks which is acceptable given the low volume nature of the roads and is in keeping with the character of other residential streets in the Ballantrae area. And, this is a private condominium development and are private streets including Street “A” Alcorn/BA	Not addressed. A 1.8 m wide sidewalk is to be provided on both sides of Street A and on one side of all the streets	Town staff have agreed to the private condominium streets not requiring sidewalks, except Street “A” is to have a single 1.5m sidewalk from Lakeshore Road to the north limit as shown on the Draft Plan. Alcorn

Floodplain Management - comments by Stephen Walker, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.28	2.44	1.43	Grading proposed within the floodplain does not meet LSRCA requirements to balance cut and fill volumes based on increments in floodplain elevation. It is acknowledged that a net gain in total storage is provided; however, a cut/fill balance at incremental elevations is also a requirement. LSRCA approval for floodplain management is required. a) The floodplain model shows an increased post development Regional storm floodline between 0.2 m and 0.65 m at three cross-sections upstream of the property. The statement in Section 8.2 of the FSR that there is no increase in upstream floodlines is incorrect. Proposed floodplain management is to result in no changes to the floodlines beyond the property boundary. b) The revised floodplain and geomorphic analysis based on an updated model is a subject to LSRCA approval.	a) The statement in Section 8.2 has been revised accordingly. SKA b) Acknowledged. SKA			a)Outstanding. The post-development HEC RAS model floodline elevations for the three cross-sections on the private property north of the site are higher than pre-development conditions. Note that the model results for these cross-sections are incorrectly summarized from the HEC RAS output to Table 13 and Figure 14. Also, the proposed floodplain cut/fill scheme is subject to resolving current comments regarding the limits of development, based on Natural Heritage deficiencies in the incremental cut and fill balance, based on 0.25 m elevation increments noted in Table 14, is subject to LSRCA approval. b)The following comments are provided: • There are many inconsistencies in the Regional water surface elevations shown in the HEC RAS output table, Figure 14, Figures CF-1 to CF-4 in Appendix C and Table 13. Coordination of all documents is required to complete the review. • The final Regional water surface elevations relative to proposed lot elevations is subject to further review. • The Open Space block grading design proposes a retaining wall up to 2.6 m high within the Regional storm floodplain near the rear of Lots 75 to 78. Provide a preliminary geotechnical design of the wall in coordination with the revised floodplain model addressing wall stability under Regional flow conditions, product	The post-development HEC RAS model has been revised and the floodline elevations have been updated accordingly. The proposed floodline for the sections north of the site are now lower than the existing floodline and the elevations have been coordinated to properly match between the figures and the summary tables. The cut/fill scheme has been updated accordingly to address this comment as well as match the updated HEC-RAS model. The water surface elevations have been coordinated to properly match between all figures and summary tables accordingly. The Regional water surface elevation has been updated and the floodlines have been updated and coordinated between figures and summary tables. Retaining wall design will be provided at detailed design.

							alternatives, tie-back requirements, etc. to support the use of a retaining wall versus a graded slope. The HEC RAS output shows channel velocities approaching or exceeding 1.2 m/s in various locations. Further geomorphic design information will be needed at the Detailed Design stage regarding erosion protection for these areas and any overbank areas experiencing erosive velocities. Approval remains subject to addressing the LSRCA floodplain-related comments dated July 23, 2021	Acknowledged. To be assessed at detailed design. SKA
	2.45	1.44	Changes in the width of the revised floodplain are noted between some of the HEC RAS model cross-sections which may result in higher floodline elevations. Add intermediate cross sections at the narrowest portion of the floodplain between the following existing cross-sections shown on Figure 15: - Between 3106.5 and 3107; - Between 3107 and 3107.3; - Between 4107.4 and 3107.5, to reflect the change in floodplain width along the rear of Lots 35 to 39.	Intermediate sections have been added as requested. SKA		No response required.	Addressed through addition of cross-sections to the model.	Addressed Alcorn
3.29	2.46	1.45	Very little detail is provided in the FSSWMR on a proposed naturalized channel and floodplain with respect to restoration and the intended design objectives and approach. A Fluvial Geomorphic study is to be prepared to address the following: a) Preliminary natural channel design, including establishing the meander belt width, 100-year erosion limits and design of off-line pools and channels (which are not labelled in the legends of figures). b) Confirming space requirements and resolving grading conflicts with the off-line pools and channels and adjacent fill embankments. We have no comments on the submitted report by GEO Morphix. We recommend that a Draft Plan Condition be prepared requiring Detailed Design drawings and a Final Design Brief be prepared and submitted to the Town for review and approval.	a) A fluvial geomorphological study and conceptual natural channel design has been provided with this submission in the technical design brief and associated drawings completed by GEO Morphix Ltd. b) The proposed channel realignment and associated meander belt width can be accommodated with the development limits. See response to 1c below for further detail. The proposed bottom width of the corridor ranges from 12m to 125m. As such, the calculated meander belt width of 12m adequately fits within the proposed corridor. Additionally, the limited energy and vegetation control in the proposed		No response required. Acknowledged Acknowledged	We have no comments on the FSSWMR report by GEO Morphix. We recommend that a Draft Plan Condition be prepared requiring Detailed Design drawings and a Final Design Brief be prepared and submitted to the Town for review and approval. Comment maintained for reference in preparing Draft Plan Conditions We have no comments on the FSSWMR report by GEO Morphix. We recommend that a Draft Plan Condition be prepared requiring Detailed Design drawings and a Final Design Brief be prepared and submitted to the Town for review and approval.	Addressed Alcorn Addressed Alcorn Acknowledged Alcorn Refer to Condition 1.7 f. Alcorn

				system, the channel is unlikely to migrate or adjust its planform within the bounds calculated (i.e. meander belt width). All meander belt width calculations are based on channels where instream energy is greater than the potential resistance of bank materials. As such, they over predict the potential extent of meandering and erosion hazard. It is our opinion that this corridor arrangement addresses the theoretical meander belt width and more than adequately addresses any potential erosion hazard. GEO Morphix				
			c) Addressing erosion potential in the re-aligned channel and floodplain throughout the Draft Plan and particularly downstream of the Street A crossing where flood flows are expected to extend to the toe of fill embankments proposed to create the developable areas.		We note the report submission and the comment response provided by GEO Morphix stating the proposal addresses any potential erosion hazard, and therefore, have no further comments.	Acknowledged	Comment maintained for reference in preparing Draft Plan Conditions	Addressed Alcorn
		1.46	The Development Concept Plan (Figure 2 in the FSSWMR) should label all servicing and LID/SWM blocks and environmental buffer blocks based on the Draft Plan and include their intended use.	Figure 2 has been updated to label all blocks as requested. SKA				Addressed Alcorn
Stormwater Management/LID/Storm Drainage -comments by Stephen Walker., C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
3.30			a) The required level of SWM quantity control is to be based on the total flow crossing Lakeshore Road including all external areas, notwithstanding their contribution or non-contribution to the on-site SWM measures. The current SWM analysis which excludes the full extent of external areas north, east and west of the site does not account for the timing of external flows and the flows released from the SWM facilities. Therefore, the analysis does not demonstrate there will be no increase in total flow at the Lakeshore Road culvert crossing and to downstream properties.	a) A standalone hydrologic model has been prepared for the subject site to ensure that post-to-pre levels of quantity control are provided for the subject site. There is no requirements from the LSRCA to update the watershed model. The LSRCA quantity control requirements are to match post-to-pre from the subject site, which has been provided. SKA			There are inconsistencies in SWM model parameters between the figures, the parameter calculation sheets, the input/output summary, and those used in the VO3 model including but not limited to: • Pre-development Site Area No. 100: 25.5 ha on Figure 11 (which is consistent with Figure 12) vs. 27.12 ha used in VO3; Time to Peak = 0.93 hour vs. 0.94 hour. The pre-development flows are overestimated. • Area No. 201: 1.81 ha vs. 1.75 ha; 58% vs. 59% imperviousness. • Area No. 203: 90% vs. 87% imperviousness. • The external area west of Lots 7 to 19 on Street C is not included in the sizing of the box storage pipe in the VO3 model. Additional comments are provided below regarding the characteristics of this	The inconsistencies between the figures and the model have been addressed and coordinated to properly convey the updated information throughout all figures and models. • 25.5 Ha is the correct area, Vo has been updated accordingly. The time to peak value for the pre-development flows has been updated accordingly to match the calculations. • Area 201 has been updated in both VO and Figure 12 to include additional lots. It is now 1.83ha with an imperviousness of 71%. • Area 203 has been updated to 71% imperviousness in VO and on Figure 12. • This area has been accounted for in both the existing and proposed scenarios.

							external area and the overall storm drainage approach. • The print-out of the calculations on the “Typical Lot Impervious Coverage” figure in Appendix C is not clear and cannot be read. • The requirement to provide sidewalks in addition to those included in the current submission is to be reflected in revised imperviousness calculations. The proposed level of quantity and quality SWM control cannot be confirmed. All parameters and modelling should be verified.	• The “Typical Lot Impervious Coverage” calculations have been updated and are now easier to read and follow. • Sidewalk areas have been included in the coverage calculations. SKA
	2.47	1.46	b) Pre-development drainage boundaries within a watershed do not follow property lines as proposed in Figures 11 and 12. Refer to Ontario Base Mapping, Region of York mapping or other sources for the full extent of drainage areas north and east of the site based on contours. Refer to Figure 4.2 from the "Lakeshore Road, Ballantrae" project Stormwater Management Report prepared by SGS Consulting Group for westerly drainage areas. Also refer to as-constructed certification of the SWM facility associated with this development including hydrologic modelling of these external lands. A pre-development external drainage area plan is to be prepared. c) Provide major and minor drainage A significant external drainage area is proposed to be conveyed internal to the Draft Plan in a continuous swale at the rear of Lots 79 to 88.	b) As seen on Figure 11, the topographical information provided shows that there is in fact a high point that runs along the eastern property limit. Further shown on figure 12 in the hydrogeological report, drainage catchment 214 is an external catchment outside of the property line, but since its natural drainage patterns will be maintained to the site outlet, it has not been included in the hydrological model or on the pre-development figure. As mentioned in the response to (a) above, the hydrological model has been set up as a standalone model to assess the quantity requirements in order to maintain pre-development peak flows from the subject site under post-development conditions. There is no requirement from the LSRCA to provide a watershed model update. Any external areas contributing to the subject site’s stormwater controls (i.e. catchment 208 as shown on Figure 12) has been clearly labelled on Figure 12. Any external areas that have their natural drainage patterns maintained under proposed conditions are not included in the model.- SKA c) The rear property lines have been revised along lots 79-88 to shift the swale off the rear yard and into Block 146 (Open Space/ Conservation). This swale is located at the base of the 3:1 sloping off the rear yards and will convey all external drainage to the centralized open space block. .	Addressed on revised Figure 2	No response required.	c) Remains outstanding. The Town may consider swales at a minimum of 1% with a subdrain; however, swales less than 1% are not acceptable. An alternative grading design and or drainage outlet is required.	Addressed Alcorn c) 25.5ha is the correct area and the VO model has been updated to properly reflect the pre-development flows using this area. SKA

			d) The pre-development area shown in Figure 11 and the area in Figure "Pre" in Appendix C are inconsistent. The total pre and post-development drainage areas between Figures 11 and 12 are not consistent.	d) The pre-development drainage area has been coordinated between Figure 11 and Figure "Pre".			d) Outstanding. The pre-development drainage area is shown as 25.5 ha on Figure 11 and in parameter summary tables in Appendix C; however, the pre-development flows are calculated based on an area of 27.12 ha.	25.5ha is the correct area and the VO model has been updated to properly reflect the pre-development flows using this area. SKA
			e) Confirm if post-development area no. 205 represents the non-developed area on both sides of the Street A watercourse crossing.	e) Post-development area no. 205 represents the non-developed area within the subject site				e) Addressed Alcorn
3.31	2.48	1.47	SWM quality and quantity control for the public road allowance connection to be provided within the plan between Lakeshore Road and Aurora Road is to be incorporated into the SWM and LID design.	The public road allowance connection has been included in the quantity and quality sizing calculations for the subject site, to the property line.	a) Notwithstanding the response provided that the SWM sizing accounts for the roadway connection between Lakeshore Road and Aurora Road, further review will be required upon confirmation of the road allowance width and characteristics.	a) Acknowledged.	a) It is noted that the storm sewer invert elevations on Street E (reference Figure 5) and the bottom elevation of LID 4 are not suitable to convey runoff from the future roadway north of the site. The functional design is to be revised to convey, treat, and control storm runoff from the future roadway to the receiving stream.	The storm sewer invert along Street E, at the specified location on Figure 5, is set at 332.21 going to the west and 332.17 conveying to the south. The runoff from the external roadway will be conveyed to the south at this manhole, towards LID 4, which has an invert elevation of 329.79. A benching detail will be provided at detailed design. LID 4 is already designed to receive and treat the external drainage. SKA
					b) The Town's intention is that the connecting roadway is a "public access" easement R.O.W. We recommend that the owner of the private SWM facilities which also control runoff from the road be required through an agreement to be responsible for operation and maintenance of the facilities.	b) SWM Facility #3 (catchment 204) has been sized to provide quantity control of the future roadway connection between Lakeshore Road and Aurora road. A ROW width and percent impervious was assumed to be consistent with Street A ROW characteristics.	b) Comments retained for the preparation of Draft Plan Conditions.	Addressed Alcorn
Stormwater Management/LID/Storm Drainage -comments by Stephen Walker., C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
	2.49	1.48	Table 1 in Section 6.0 should also refer to the design criteria to convey the Regional storm being the greater of the 100-year storm or Hurricane Hazel, which applies to conveyance of all flows. Where the minor drainage system is part of the conveyance system, the provision of overland flow routes is also required.		Addressed through revision of Table 1.	No response required.		Addressed Alcorn
3.32	2.50	1.49	a) The required level of SWM quantity control is to be based on the total flow crossing Lakeshore Road including all external areas, notwithstanding their contribution or non-contribution to the on-site SWM measures. The current SWM analysis which excludes the full extent of external areas north, east and				Partially addressed:	a) Addressed Alcorn

			west of the site does not account for the timing of external flows and the flows released from the SWM facilities. Therefore, the analysis does not demonstrate there will be no increase in total flow at the Lakeshore Road culvert crossing and to downstream properties.	i. Acknowledged, LSRCA has no concerns per their issued comments. ii. Figure 12 has been updated to include subcatchments 209 and 210. Subcatchment 209 is an external area which will be conveyed by a swale located along the northeast corner of the site. The swale has been sized to convey the 100-year flow from the external area to the waterway. The depth of flow for the swale has been found to be 0.34m with a minimum freeboard of 0.41m. Calculations in support of this can be found in Appendix C.	i. No further comment. ii. Outstanding. The external drainage area from the development to the west has not been included in the pre and post-development VO3 analysis. Also, the external area shown on the figures in the FSSR is underestimated by approximately 6 ha, based on documents prepared by SCS Consulting. Refer to red-lined figures and the attached documentation. Refer to additional comments regarding provision of an overland flow route for this drainage		i) We defer to the LSRCA regarding analysis of the accounting for external areas which do not combine with post development flows being controlled by the SWM/LID systems. ii) Where external drainage areas combine with post development flows and are conveyed through blocks or the proposed SWM/LID systems to the watercourse, they are to be identified on figures and the flows quantified. The external flows are to be accounted for in both pre and post-development hydrologic analysis. Refer to comments on red-lined Figures 11 and 12	i) Acknowledged. Alcorn ii) External drainage areas have been shown on Figure 11 and 12 and included in the VO modelling for storage sizing. SKA
			b) Pre-development drainage boundaries within a watershed do not follow property lines as proposed in Figures 11 and 12. Refer to Ontario Base Mapping, Region of York mapping or other sources for the full extent of drainage areas north and east of the site based on contours. Refer to Figure 4.2 from the "Lakeshore Road, Ballantrae" project Stormwater Management Report prepared by SGS Consulting Group for westerly drainage areas. Also refer to as-constructed certification of the SWM facility associated with this development including hydrologic modelling of these external lands. A pre-development external drainage area plan is to be prepared.	b) As seen on Figure 11, the topographical information provided shows that there is in fact a high point that runs along the eastern property limit. Further shown on figure 12 in the hydrogeological report, drainage catchment 214 is an external catchment outside of the property line, but since its natural drainage patterns will be maintained to the site outlet, it has not been included in the hydrological model or on the pre-development figure. As mentioned in the response to (a) above, the hydrological model has been set up as a standalone model to assess the quantity requirements in order to maintain pre-development peak flows from the subject site under post-development conditions. There is no requirement from the LSRCA to provide a watershed model update. Any external areas contributing to the subject site's stormwater controls (i.e. catchment 208 as shown on Figure 12) has been clearly labelled on Figure 12. Any external areas that have their natural drainage patterns maintained under proposed conditions are not included in the model. SKA	Outstanding. Refer to red-lined comments on Figures 11 and 12. A provisional storm sewer sized for the controlled 5-year storm from the SWM pond outfall to Lakeshore Road is not in operation. If the Town elected to connect the sewer and divert flows to the Lakeshore Road ditch, it does not have the capacity to convey the remaining flows from the SWM pond plus the upstream external flows to Lakeshore Road. We do not recommend that the grading design of the Draft Plan block the overland drainage path from lands to the north and west and rely on a sewer inlet to convey the Regional flows. We recommend that the Draft Plan follow the principle of a "dual drainage system" design as outlined in the Town's design guidelines. An overland flow route through blocks or easements should be included in the Draft Plan.	b) Refer to blue-line copy for responses to red-lined comments. All red-lined comments have been addressed. All rear lot swales on the west and east side of the site have overland flow routes lower than the lowest grade at houses. Drainage will spill to lower rear lot catchbasins before any ponding reaches house grades. To match existing elevations on the west side of the site, there are two rear lot catchbasins that do not have an overland flow route outlet. These low points have been designed to accept the 100-year flow. To demonstrate that the 100-year flow can be captured, capture calculations have been provided to demonstrate that the 100-year storm event is able to be captured by the RLCBs at 50% blockage. Additionally, the catchbasin leads have been upsized where necessary to ensure that they are capable of conveying the 100-year flow.	Outstanding. The proposal to rely on rear lot catchbasins with a 50% inlet blockage factor in an existing overland flow route is not recommended, per Town Standard F3.05. Should the inlets plug completely during a major storm, 1.7 m depth of ponding would occur in both the proposed and existing development to the west before runoff spills towards Lakeshore Road. We recommend that a culvert crossing Street C with a swale in an easement or a drainage block be added to the plan.	b) As the lots are split draining or walk outs, it is not feasible to provide an overland flow outlet for external drainage from the west. Catchbasins and leads have been designed for 50% blockage as previously noted to ensure safe conveyance under 100-year conditions with a maximum ponding depth of 0.21m. It should be noted that the subdivision to the east is designed to fully infiltrate frequent events with no runoff, and the rear yard catchbasins within the subject site adjacent to the external lands' pond outlet have been designed to capture and convey the 100-year storm pond effluent at 50% blockage. So, the only event that will create any ponding in the rear yards would be the emergency storm. At detailed design, further measures (such as detailed grading revisions, alternate capture infrastructure) can be explored to reduce the risk of ponding in the rear yards. Lead size will also be confirmed based on proposed RLCB capacities. Detailed calculations will also be prepared to demonstrate the extents of any anticipated ponding under the emergency storm event.

			c) Provide major and minor drainage. A significant external drainage area is proposed to be conveyed internal to the Draft Plan in a continuous swale at the rear of Lots 79 to 88.	c) The rear property lines have been revised along lots 79-88 to shift the swale off the rear yard and into Block 146 (Open Space /Conservation). This swale is located at the base of the 3:1 sloping off the rear yards and will convey all external drainage to the centralized open space block. SKA	c) Outstanding. The slope of the proposed swale is less than the Town's design criteria of 2%. A re-designed swale or drainage system is required.	c) The swale from lots 125 to 89 (previously 79 to 88) has been revised where possible to have a slope greater than 2.0%. This could not be achieved on every lot as we must match into relatively flat existing grades at the north and east limit of the site, while raising the site to provide enough cover for storm sewers.	c) Remains outstanding. The Town may consider swales at a minimum of 1% with a subdrain; however, swales less than 1% are not acceptable. An alternative grading design and or drainage outlet is required.	c) We have revised swales to be minimum 1% where possible. There are some locations where a 1% swale is not practical as the existing property line elevations fall at less than 0.5% and we are matching existing elevations without the use of a retaining wall for external drainage conveyance. This can be looked at further during detailed design, however, we trust that this explanation is reasonable in certain locations of the plan. SKA
			d) The pre-development area shown in Figure 11 and the area in Figure "Pre" in Appendix C are inconsistent. The total pre and post-development drainage areas between Figures 11 and 12 are not consistent.		d) Figure 11 shows the pre-development area as 27.10 ha compared to Figure TP 1 which states 27.12 ha. Also refer to red-lined drawings for further comments regarding coordination of drainage areas.	d) The correct area of 25.5ha been referenced on all plans.	d) Outstanding. The pre-development drainage area is shown as 25.5 ha on Figure 11 and in parameter summary tables in Appendix C; however, the pre-development flows are calculated based on an area of 27.12 ha	d) The corrected area of 25.5 ha has been used to calculate the pre-development flows in the VO model. Updated calculations can be found in Appendix D. SKA
			e) Confirm if post-development area no. 205 represents the non-developed area on both sides of the Street A watercourse crossing.	e) Post-development area no. 205 represents the non-developed area within the subject site. SKA		e) No response required.		e) Addressed Alcorn
							New Comment: f) The ponding levels in the box storage pipe under Street C are above the rear lot grade elevations starting at the 5-year storm. The 100-year storm storage depth on the lots is up to 0.75 m and the Regional storm has yet to be quantified. The SWM concept for this drainage area is to be revised to eliminate ponding on the lots	f) The ponding elevation for the storage pipe calculations under street C has been updated to properly reflect the lowest rear lot grade elevation (332.01). To meet this ponding elevation, and the storage requirements, the storage pipes have all been increased to 1.2m rise by 2.4m span box pipes. SKA
3.33	2.51	1.50	The SWM modelling proposes that under post development conditions, pervious areas will have the same hydrologic conditions as under existing conditions. Confirm the cut to fill earth quantities for the site based on the preliminary design. Should a deficit exist, a commitment to importing earth with the same characteristics as existing is recommended. Alternatively, the modelling should be revised to reflect a conservative pervious infiltration assumption for the imported fill.	Best efforts will be made to import similar soils, but this cannot be confirmed until detailed design. Should it not be possible, the modelling will then we revised as requested. SKA	Response noted that best efforts will be made. We recommend that a Draft Plan Condition be prepared to commit the Developer to modifying the preliminary SWM design if needed at the time of detailed design, based on the type of imported earth material that will be used for this project	Acknowledged	Comment retained for preparation of the Draft Plan Conditions	Addressed Alcorn

	2.51	1.51	a) The LID designs are to be reviewed based on additional groundwater levels noted during test pit and monitoring well installations completed in 2014 and 2015. Also, confirm if further levels have been obtained since 2017. Refer to Geotechnical and Hydrogeological report comments. b) Groundwater contours on the "LID Drainage" Figure 9 are not consistent with the groundwater contours from Figure 10 of the Hydrogeology Report. Also, Table 3 which summarizes LID versus groundwater elevations referenced is not consistent with the Hydrogeology Report data resulting in errors in the separation distances shown. Further review of separation distances less than the MECF requirement of 1.0m will be carried out with the next submission. c) The groundwater elevations at some of the proposed Stormtech LID locations are not consistent between Figures 5, 9 and 12 in the FSSWMR. Coordinate all data on Figures and Table 3 with a revised Hydrogeological Report with updated water level d) The specific location and details of the "sand filter" LID referenced in Section 7.1.3 of the FSSWMR are not shown. Identify and label the filter on the figures. Provide a plan and cross-section on an additional figure to demonstrate its configuration.	a) The Hydrogeological Assessment and Water Balance Study (WSP, April 2021) provides an updated Figure 10 to illustrate the seasonal high groundwater elevations. The groundwater contour mapping shown on Figure 9 is reflective of the seasonal high and therefore is appropriate for use in the LID design. See WSP responses to comments #1.28-1.30. b) The groundwater contours on the Figure 9 in the FSSR have been co-ordinated with the seasonally high groundwater contour mapping provided by WSP on Figure 10 in the hydrogeology report. Table 3 has been updated accordingly as well. c) The groundwater elevations at the stormtech LID locations have been coordinated between Figures 5, 9 and 12 to be consistent with the hydrogeological report. d) The sand filter has been labelled on all figures. Cross-sections will be provided at detailed design, the design presented in the FSSR is a conceptual "polishing" facility and is not a critical component of the overall SWM strategy for the site.	b) Refer to current Comment a) above. c) Refer to current Comment a) above. d) Outstanding. The location of LID Nos. 1, 5 and 6 are not shown on Figure 9. Further review of any LIDs on private property will be completed with the next submission.	We note that the groundwater elevations stated at the sites of LID Nos. 3, 4 and 7 appear to be in the middle of the LID area. The minimum separation, taking into account the groundwater slope, appears to result in some areas of each LID having marginally less than 1 m of separation. We defer to the LSRCA for any further comment on the proposed design c) See response to a) above. d) The locations of LID Nos. 1, 5, and 6 are outlined by the orange drainage boundaries on Figure 9. The footprint of the LID is indicated by the granular hatch, as shown in the legend, near the edge of each drainage boundary.	a) Acknowledged. LSRCA has no concerns per their issued comments. No further comment. b) See response to a) above. No further comment. c) No further comment. d) Sand Filter/Plunge Pool LID: We defer to Town staff if this LID should be in a block separate from the Open Space floodplain block. Private Property LIDs: - The Second Submission blue-line drawing response that LID capture areas are based on overland grading design and not storm sewer drainage areas is incorrect if input to the LID is through the sewer system. The boundary and imperviousness of LID Area 7 shown on Figure 9 should be revised based on the area captured by the sewer system. - Imperviousness values and LID sizing are subject to further review based on providing additional sidewalks as noted in related comments. - The impervious area values shown on Figure 9 are not consistent with the values in	Addressed Alcorn Addressed Alcorn Addressed Alcorn Addressed Alcorn The area for LID 7 has been revised to properly show the drainage area being conveyed to the LID Updated calculations in support of the Imperviousness values and LID sizing can be found in Appendix C The impervious area values have been coordinated between figure 9 and the calculations to show the updated values. SKA SKA
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							Appendix C used for sizing the LIDs. Review the assignment and quantity of impervious area and coordinate the document. The proposed depth of the stone which retains the design storage volume below the outlet of each LID will need to be confirmed during detailed design. This applies in particular to rear yard infiltration galleries which typically follow lot grading profiles	
			e) A maintenance access route is to be provided to the LID feature at the rear of Lots 27 and 28.	e) A maintenance access route has been provided to the sand filter as shown on the grading plans.	e) The indicated maintenance path on the Grading Plan Figure 3 is incomplete and not acceptable. No grades are provided, the majority of the path is sited on an existing 3:1 slope, the width is not dimensioned and a turn-around is to be provided at the SWM facility. Refer to the Town's design guidelines	e) More detailed grading information has been provided on the grading plan. A turn around has been provided. However, given that this is a private facility a sufficiently sized turnaround area has been provided for a pickup truck to maneuver.	e) Addressed for Draft Plan purposes. It appears sufficient space is available for design revisions. Further details and dimensions including applying a truck turning template will be necessary at Detailed Design	e) Addressed Alcorn
			f) Figure 10 showing a typical RLCB and stone gallery LID should include a plan view of the configuration. Show dimensions relative to property lines to confirm easement requirements. The clear stone gallery is to be offset from property lines to allow for fence construction.	f) Granulars have been shown in plan view on Figure 9. Further details regarding setbacks from property lines for fence construction will be provided during detailed design. The requirements for easements in favor of the condominium corporation will also be put in place during detailed design as this is a matter for the draft plan of condominium.	f) Outstanding	f) Figure 10 has been revised to include a typical plan view of the LID configuration as specified	f) Addressed for Draft Plan purposes. Further details regarding easement requirements for each LID on the lots will be necessary during Detailed Design.	f) Addressed Alcorn
3.35	2.53	1.52	Major and minor system dual-drainage principles apply to the grading design: a) Overland flow route emergency outlets for external drainage areas northwest and west of the site are to be provided between the lots fronting Street C, with crossings of Street C to the watercourse.	a) It is our understanding that the external drainage from the west of the site has been designed to exit through lakeshore. The lots that rear on the north boundary have been revised to be front drainers and do not have any LIDs in the rear yards. SKA	Outstanding	a) All rear lot swales on the west and east side of the site have overland flow routes lower than the lowest grade at houses. Drainage will spill to lower rear lot catchbasins before any ponding reaches house grades. To match existing elevations on the west side of the site, there are two rear lot catchbasins that do not have an overland flow route outlet. These low points have been designed to accept the 100-year flow. To demonstrate that the 100-year flow can be captured, capture calculations have been provided to demonstrate that the 100-year storm event is able to be captured by the RLCBs at 50% blockage. Additionally, the catchbasin leads have been upsized where necessary to ensure that they are capable of conveying the 100-year flow.	Outstanding	As the lots are split draining or walk outs, it is not feasible to provide an overland flow outlet for external drainage from the west. Catchbasins and leads have been designed for 50% blockage as previously noted to ensure safe conveyance under 100-year conditions with a maximum ponding depth of 0.21m. It should be noted that the subdivision to the east is designed to fully infiltrate frequent events with no runoff, and the rear yard catchbasins within the subject site adjacent to the external lands' pond outlet have been designed to capture and convey the 100-year storm pond effluent at 50% blockage. So, the only event that will create any ponding in the rear yards would be the emergency storm. At detailed design, further

								measures (such as detailed grading revisions, alternate capture infrastructure) can be explored to reduce the risk of ponding in the rear yards. Lead size will also be confirmed based on proposed RLCB capacities. Detailed calculations will also be prepared to demonstrate the extents of any anticipated ponding under the emergency storm event. SKA
			b) All rear lot lines swales leading to LIDs are to have an overland flow route outlets lower than the lowest grade at the houses.	SKA	b) Address red-line Preliminary Grading Plan comments on Lots 1 to 22	f) Refer to blue-line drawing set for responses to each red-lined comment.	b) Outstanding	b) Red-lined comments have been addressed. Refer to blue-line responses. SKA
Stormwater Management/LID/Storm Drainage -comments by Stephen Walker., C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
	2.54	1.53	The following storm drainage system comments are provided: a) Provide minor system RLCB's with an emergency major system grading design for the external drainage area and rear lot drainage for Lots 79 to 88. A continuous swale proposed at less than the Town standard minimum grade with subdrains are not acceptable b) To protect groundwater quality and the recharge function of the LIDs, approved oil and grit separator units are to be provided upstream of all LIDs which accept runoff from road allowances.	a) As previously mentioned, the swale behind lots 79 to 88 has been moved off the rear yard and into an open space block at the base of the sloping. The minimum grade of this swale is 1%, but it is not located within the lot. The swale has to follow existing ground since it is located at the north property limit, so the slope cannot be increased. b) OGS units have been provided upstream of all StormTech units. Sizing calculations have been provided in Appendix F.	Refer to red-line drawing comments. Provide a swale/ditch design meeting the Town's design criteria. b) Addressed. Subject to sizing confirmation at detailed design.	a) The swale from lots 124 to 89 (previously 79 to 88) has been revised where possible to have a slope greater than 2.0%. This could not be achieved on every lot as we must match into existing grades while providing enough cover for the storm pipes.	a) No response required. b) No response required	a) We have revised swales to be minimum 1% where possible. There are some locations where a 1% swale is not practical as the existing property line elevations fall at less than 0.5% and we are matching existing elevations without the use of a retaining wall for external drainage conveyance. This can be looked at further during detailed design, however, we trust that this explanation is reasonable in certain locations of the plan. Also, additional RLCBs cannot be added in this section as the top of grate would be lower than the proposed storm sewer within the roadway. SKA Alcorn
			c) Figure 5 should indicate which storm sewers are sized for the 100-year storm.	a) Figure 5 has been revised to clearly indicate which pipes are storage pipes. SKA	c) Figure 5 should also confirm that the 100-year storm runoff is to be captured and conveyed into the underground storage at Block 144 and 145. Therefore, 100-year storm capacity sewers are needed at these locations. Capture calculations may be provided at detailed design.	c) Block 144 and 145 each have storm sewers sized and colour coded appropriately. The pipes connected to each storage tank has been sized to handle the 100-year storm capacity. This was done using the total 100-year flows being conveyed into the Stormtech storage tanks. The calculations to support this can be found in the storm design sheet located in Appendix B	) Addressed through revision to Figure 5.	Addressed Alcorn

Servicing and Grading - comments by Bruce Alexander, C.E.T.									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
	2.55	1.54	The Town will not permit the use of sump pumps in this development. All units are to be provided with a gravity storm service connection to the main storm sewer or to a foundation drain collector.	As this is a private development, the use of sump pumps is up to the developer’s discretion. The units that will require sump pumps have been shown on Figure 3.	No response required.	Acknowledged	We defer approval of sump pump use to the Town.	Addressed Alcorn	
	2.56	1.55	Preliminary underside of footing elevations are to be identified to confirm a minimum separation of 0.6 m to the seasonally high groundwater table, based on groundwater monitoring data that is acceptable to the Town.	The preliminary underside of footing elevations have been identified and coordinated with WSP. The minimums USF has been shown on Figure 3 in the FSSR.		Addressed on the revised Grading Plan		Addressed Alcorn	
	2.57	1.56	Provide a sanitary design sheet per the Town standard, including "actual velocity".	Sanitary design sheets have been updated per the Town Standard, including adding “Actual velocity”.	Response defers this request until detailed design. No further comment.	Acknowledged		Addressed Alcorn	
	2.58	1.57	Prepare road cross-sections for each road allowance proposed in the Draft Plan, identifying the locations and depths of servicing.	Cross-sections have been included in Appendix B showing the locations and depths of all servicing.	Addressed with the submission of requested cross-section.	No response required.		Addressed Alcorn	
Stormwater Management/LID/Storm Drainage -comments by Stephen Walker., C.E.T.									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
3.38	2.59	1.58	More detail is required regarding the concept of the sanitary pumping station and the forcemain. These details include but are not limited to the following. a) Geotechnical investigation review of the of the pumping station design with respect to design elevations, existing soilconditions, ground water elevation. b) Preliminary pumping station design, including the proposed system, possible power supply requirements, driveway, parking and space for maintenance operations and configuration on Block 151. c) Urban design information with respect to theproposed building and compound. d) Preliminary twin forcemain calculations (sizes, materials, losses) to provide redundancy over the pumping distance and to allow for maintenance of the system.	As the sanitary pumping station and forcemain works are underway but not yet finalized, we suggest that these comments be included as a draft plan condition. - SKA	All comments remain outstanding as the Applicant has indicated this information will be deferred to detail design. We recommend that these comments be addressed for Draft Plan Approval		Remain outstanding. The Consultant’s response indicates that sanitary pumping station and forcemain details are not yet finalized. Without additional information on this design, Burnside will not be able to endorse approval of the Draft Plan. The Town does not support placement of the forcemain within the existing storm drainage easement. An alternative alignment should be presented.	Conceptual designs of the sewage pumping station and forcemain, including connection to the Ballantrae Wastewater Treatment Plant and a preliminary plan and profile, can be found in the FarSight Sewage Pumping Station and Forcemain Design Development Report completed by RVA dated December 18, 2024. All relevant information is also included in the updated engineering plans. SKA	

			e) Preliminary plans and profiles for the proposed forcemain alignment outside of the Far Sight Development (external properties, Aurora Road and access road) including providing a summary of land and easement requirements. f) Details of the proposed connection to the Ballantrae Wastewater Treatment Plant. g) Correspondence with the Region regarding preliminary discussions concerning the placement of private infrastructure in a Regional Road.	Acknowledged					Acknowledged Alcorn
Stormwater Management/LID/Storm Drainage -comments by Stephen Walker., C.E.T.									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
3.29	2.60	1.59	The grading design is to meet the requirements of the Town's grading criteria (Section F).						
			a) All swales are to be a minimum of 2%. Swales less than the minimum with swale subdrains are not permitted.	a) The swales have been revised where possible to have a slope greater than 2.0%. This could not be achieved on every lot as we must match into existing grades while providing enough cover for the storm pipes.	a) Generally remains outstanding. The response indicates that the criteria has been met “where possible”. We note that most of the swales do not meet the criteria. Further design revisions are required to illustrate that the swales can meet the Town’s criteria.	a) All lot-level swales have been revised to be a minimum of 2%.		a) We have revised swales to be minimum 1% where possible. There are some locations where a 1% swale is not practical as the existing property line elevations fall at less than 0.5% and we are matching existing elevations without the use of a retaining wall for external drainage conveyance. This can be looked at further during detailed design, however, we trust that this explanation is reasonable in certain locations of the plan.	
			b) All rear yard swales are to meet the criteria of Section F3.01 for length of swale and tributary area.	b) Refer to blue-line drawings for responses to red-lined comments.	b) Generally addressed but based on other red-line comments, further information may be required.	b) All rear yard swales meet the Section F3.01 for length and tributary area.	b) Not addressed. Minimum and maximum swale depths have not been achieved as per TWS standards. See red-lines on Figure 3.	b) As discussed above, certain boundary conditions restrict grading conditions within the site without the use of retaining walls. As such, we have met optimal swale slopes and depths where possible to meet existing boundary conditions.	

			c) Emergency flow paths are required for all rear yards per Section F3.05.	c) Refer to blue-line drawings for responses to red-lined comments. .	c) Generally addressed but based on other red-line comments, further information may be required.	c) Grading has been revised so that there are emergency flow paths.	c) Not addressed. See red-lines.	c) As the lots are split draining or walk outs, it is not feasible to provide an overland flow outlet for external drainage from the west. Catchbasins and leads have been designed for 50% blockage as previously noted to ensure safe conveyance under 100-year conditions with a maximum ponding depth of 0.21m. It should be noted that the subdivision to the east is designed to fully infiltrate frequent events with no runoff, and the rear yard catchbasins within the subject site adjacent to the external lands' pond outlet have been designed to capture and convey the 100-year storm pond effluent at 50% blockage. So, the only event that will create any ponding in the rear yards would be the emergency storm. At detailed design, further measures (such as detailed grading revisions, alternate capture infrastructure) can be explored to reduce the risk of ponding in the rear yards. Lead size will also be confirmed based on proposed RLCB capacities. Detailed calculations will also be prepared to demonstrate the extents of any anticipated ponding under the emergency storm event. SKA
					d) A blue-line drawing set has been provided as requested	New Comment d) There were many red-line comments on the previous submission that were not addressed. Please provide a response to all comments and return a "blue-line" copy of the grading figure confirming all comments have been addressed	d) Addressed with supplementary submission of these plans.	d) Addressed Alcorn
3.40	2.61	2.60	Modelling of the proposed water supply system, and an analysis of the Ballantrae community water supply system will be required prior to approval of the servicing concept and the Draft Plan. The Town's water and wastewater Peer Reviewer will need to be engaged on the Developer's behalf to undertake the model review.	A proposal has been prepared by Municipal Engineering Servicing, their review and analysis will follow for detailed design. SKA	Outstanding. The viability of the watermain design is to be analyzed in a report and reviewed by the Town's Consultant prior to Draft Plan Approval.	A watermain Analysis has been prepared by and included with this submission SKA	Addressed with the submission of a water modeling report; however, the report relays on a secondary connection to Aurora Road via an existing storm drainage Block owned by the Town. The Town does not support placement of watermain within this storm drainage easement. An alternative alignment should be presented.	A private communal water distribution system is now being proposed with no reliance of a watermain connection within the storm drainage easement. Modelling updates will be coordinated as necessary. SKA

3.41	2.62	1.60	See red-line comments on the attached drawings:	Refer to blue-line drawings for responses to red-lined comments. SKA	Generally addressed with the revised figures. See additional red-lines on attached figures. SKA Figure 3		Addressed with the submission of the required water system analysis.	Addressed Alcorn
3.42					-		No additional information has been provided on the proposed watermain alignment through the existing Town drainage easement between the proposed development and Aurora Road. Further detail and discussion will be required to determine an appropriate watermain alignment that can be endorsed by the Town. The existing drainage ditch is heavily treed and does not appear to have an appropriate “shelf” for the watermain, including continuous access for maintenance.	A private communal water distribution system is now being proposed with no reliance of a watermain connection within the storm drainage easement SKA
			SKA Figure 5	- A cross section has been provided showing the storm sewer and forcemain. - HW5 has been identified in the FSSWMR. - It is our understanding that the External drainage from Geranium Lakeshore was to outlet to Lakeshore and not enter our system.		Refer to blue-line drawings for responses to red-lined comments.		Addressed Alcorn
Drawings - comments by Bruce Alexander, C.E.T.								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
			SKA Figure 6	- Staging exercise for the crossing will be discussed at detailed design.		Refer to blue-line drawings for responses to red-lined comments.		Addressed Alcorn
			SKA Figure 8	- Hydrant locations and valve locations have been show. - Sizing will be provided at the time of detailed design. We are currently working with consultant for a sizing analysis. - Watermain crossing construction staging will be discussed at the time of detailed design. - Cul-de-sac configuration has been shown.		Refer to blue-line drawings for responses to red-lined comments.		Addressed Alcorn
			Alcorn Subdivision Plan	The draft plan of subdivision (October 26, 2020) is revised to provide Block 152 to the north property limit for future Town extension as discussed with and agreed to with Town staff. Alcorn		The draft plan of subdivision (revision dated July 4, 2022) provides a Block 158 access provision to the north property limit for future Town extension as discussed with and agreed to by Town Planning and Engineering staff. Alcorn		Refer to the revised draft plan of subdivision showing refined street extension to the north on one north property only and a reserve Block 158 Alcorn

Landscaping Design - comments by Cosburn Giberson Landscape Architects, Nov. 28 2018								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
1.0			As noted on page 2 (of 7) of the report the existing woody vegetation assessed in the report "is confined to the existing woodland on 5426 Lakeshore Road." All existing trees with high preservation priority over 10 cm dbh at 1 .4 metre height from ground within the entire subdivision boundaries should be tagged and tied in by survey with base elevations for preservation consideration at the subdivision design stage. Tree preservation opportunities may be available within rear lot areas for example. A final Tree Preservation plan will then be required using the proposed subdivision or grading plan overlayed onto the base survey information of all tagged trees.	A new Tree Inventory & Assessment report was created to increase the scope of work as required. All trees over 10cm DBH that were not located within the existing woodlot or Scots pine plantation were assessed. -Schollen	<u>Tree Inventory and Assessment Report</u> Please correct lot numbers on Tree Preservation Plans TP-1, TP-2 and TP-3 to match Draft Plan of Subdivision and Landscape and Environmental Enhancement Master Plan.	Addressed. The lot numbers have been revised to match the Draft Plan of Subdivision and Landscape Drawings. Schollen	-	Addressed Alcorn
2.0			In the report kindly provide a list in chart format of all tag numbered trees to be removed detailing the reason for removal for each tree or denote to be preserved.	The Tree Inventory & Assessment Matrix (Appendix A) provides a list of each tree assessed. The Recommendations column details which trees are to be retained and which trees are to be removed. The reasons for removal are provided in the Recommendations section of the Legend on Appendix A. -Schollen	<u>Tree Inventory and Assessment Matrix</u> For any live boundary or off property trees proposed for removal, such as tree nos. 379, 383, 387 or 391 permission in writing will be required from adjacent landowners prior to removal and copy provided to Town.	Acknowledged. The owner is to seek written approval from the adjacent land owners. Schollen	-	Addressed Alcorn
3.0			On page 3 of the request under "Species Quality" kindly delete the reference to "thorn bearing trees" from ·· species to be not considered for preservation. These species are not "low species quality" as they provide: important habitat benefits and may be successfully integrated into the proposed development within buffer areas. Species ratings may require adjustment in. consideration of this revision.	The reference to thorn bearing trees has been removed in the new Tree Inventory & Assessment report. - Schollen	<u>Drawing TP-3, Tree Preservation Plan</u> Detail 1, Tree Protection Fence Per May 10, 2019 comment 8.0 tree preservation fence has not been completely revised to include orange plastic construction fabric on outer side (for visibility).	Addressed. The tree preservation fence detail has been revised to include orange plastic construction fabric. Schollen	-	Addressed Alcorn
4.0			Section 3.0 "Summary of Assessment" On page 5 of the report, Section 3.0 "Summary of Assessment the General Composition [of] Overstorey" chart is incomplete as only "Aspen" is noted. Kindly revise. If this is only a sample format chart kindly denote as so. Regarding Statement "A total of 51 trees were inventoried..."the numerical summary below totals only 50 trees. Please clarify/revise if necessary.	The Summary of Assessment Section has been updated in the new Tree Inventory & Assessment report. - Schollen	<u>Landscape and Environmental Master Plan</u> Kindly denote lands adjacent to east "Other lands owned by Applicant - Agricultural".	Addressed. The label has been revised. Schollen	-	Addressed Alcorn

<u>Landscaping Design</u> - comments by Mark Willoughby, Cosburn Giberson Landscape Architects, Nov. 28 2018									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
5.0			Regarding statement "The conceptual landscape plan for the development proposes 558 new trees within the new development. Additional trees will be provided within the conservation areas". Kindly specify the size and condition of these trees i.e. street trees 60 mm caliper, B&B, compensation plantings 2.1 metre height minimum bare root/potted whips etc.	The type and size of plant material proposed for compensation purposes is described in Section 4.3 of the new Tree Inventory & Assessment report. Schollen	Please provide street names and civic addresses once/if available.	Addressed. The street names have been added. Schollen	-	Addressed	Alcorn
6.0			<u>Section 4.1 Construction Impact Mitigation Preservation Recommendations</u> Subsection 'A' -second paragraph please Add: "Tree Preservation fencing should be installed, and location and construction approved by Municipal staff prior to any tree removal".	The note has been added to Section 4.2, subsection A of the new Tree Inventory & Assessment report -Schollen	<u>Plan Graphics</u> Kindly revise plan graphics as follows: • increase font sizes for feature labels for enhanced legibility • correct overprinting of grades/labels in channel area, many grades/labels are not legible. • clarify what the thin toned blocks along channel represent and denote in plan legend. • clearly graphically show the limits of the existing woody vegetation areas to remain undisturbed. • label “Proposed Tree Planting” in Legend. • provide a thicker graphic line for woodland edge to be preserved to distinguish better from woody vegetation areas to be removed.	The drawing has been revised to address the comments. Schollen Addressed. The tree preservation fencing has been shown on the drawing. Schollen	-	Addressed	Alcorn
7.0			<u>Section 5.0 Migratory Birds Convention Act</u> Environmental Canada Canadian Wildlife Services branch staff stipulate that this Act applies to all nesting habitat regardless of location in a tree or on ground or within any set time periods. Regardless the initial date for nesting in this geographic area is accepted in practice as April 15 at the la test, not May 1. Kindly revise. Please note that any request for tree removal or nesting habitat disturbance of any kind during April 15 -July 31 period would require consultation and direction from a qualified consulting biologist prior to any tree removal or disturbance activity being approved.	Section 5.0 has been revised to specify April 15 th for migratory birds nesting period start date. Schollen	<u>Plan - General</u> Revise graphic for rear yard trees adjacent to LID swales. Any trees proposed adjacent to bioswales should be smaller growing trees to prevent potential rooting zone conflicts with swale function.	Addressed. The drawing has been revised and the smaller growing trees are proposed adjacent to bioswales. Schollen	-	Addressed	Alcorn

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8.0			Details Tree Protection Fence - Type2 (unnumbered) in appendix D(untitled), final page of report should be replaced with a detail stipulating rigid farm wire fencing wired to t'-bars staking placed 2.4 metres on centre with orange plastic construction fabric on outer side (for visibility). Snow fencing as proposed is not acceptable.	The Tree Protection Fence detail has been revised to a rigid farm wire fence with construction fabric as requested. The revised fence detail (Detail 1) can be found on the Tree Preservation Plans (TP-1 – TP-3) in the new Tree Inventory & Assessment report. Schollen	The proposed Songbird Meadow is located directly behind and adjacent to lots 74-76 inclusive. It is recommended that the Songbird Meadow be re-located to the west between the proposed Town trail and channel due to the noise, light, possible resident debris dumping and predatory domestic pet (cats) impacts on any nesting songbirds.	Addressed. The drawing has been revised and the meadow has been relocated to the west. Schollen	-	Addressed Alcorn
			Appendix A - Tree Inventory and Assessment within the Property Development.				-	
9.0			Kindly delete "Canopy Width" column as no data has been entered.	Completed. Schollen	Kindly clearly show Tree Preservation fencing around all existing woody vegetation to be preserved	The drawing has been revised to address the comments. Schollen	-	Addressed Alcorn
10.0			Kindly correct common name of Betula papyrifera to Paper Birch.	Completed. Schollen	Please revise note at northwest plan corner to “Existing Manitoba Maple and Black Cherry trees to be removed for Swale construction.	The existing trees 616 to be retained. Schollen	-	Addressed Alcorn
We request an itemized written response to the items noted above, indicating how each was addressed. Please provide revised report in PDF format with the next submission								Completed. Schollen
12.0			Kindly delete "cm" from Dbh column (tree numbers 601,622 and 623). Kindly remove last two decimal places (00) as they are not necessary for Dbh measurements.					Completed. Schollen
13.0			Woodlot Tree Removal and Preservation Plan Tree number 61 6 which is denoted on Appendix 'A' - "Tree inventory and Assessment Within Property Development": for "RETENTION" has been graphically shown for removal on Woodlot Tree Removal and Preservation Plan. Kindly revise plan to indicate tree number 616 to be retained.	The existing trees 616 to be retained. Schollen				Addressed Alcorn
We request an itemized written response to the items noted above, indicating how each was addressed. Please provide revised report in PDF format with the next submission. Should the applicant have additional questions or concerns, they are welcome to contact the undersigned for further information or clarification.								
Town Public Works - Comments May 1, 2019								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
1.0			The Applicant will be required to pay all applicable fees in accordance with the current Fees and Charges Buy-law as follows: - Permit to Connect - Water, Sanitary & Storm - Water Turn On - Road Occupancy/Damage Deposit - Road Occupancy Permit - Encroachment Permit/Agreement - Water meter supply and installation - Construction water	Acknowledged Alcorn				Addressed Alcorn

No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
2.0			Fees and security deposits will be in accordance with the executed Subdivision Agreement prior to the installation of municipal servicing within the public road allowance.	Acknowledged. Alcorn				Addressed Alcorn
3.0			The Applicant is required to pay to the Town all costs for the water service’s sampling and Microbiology Laboratory testing plus applicable administration fee(s).	Acknowledged. Alcorn				Addressed Alcorn
Town Policy Planning Review - Comments of Tim Hayward								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
					i. The second submission provides the technical studies and reports required by the Official Plan in support of the application. A technical review of these studies is required to determine whether the studies address Official Plan policies to the satisfaction of the Town.		i. Consideration should also be given to the Trails Plan (Appendix B of OPA136) and opportunities for trail linkages. The Trails Plan is included in the Planning Justification Report and a proposed trail network is shown in the Traffic Impact Entrance Study. However, there is no mention of how the proposed trails would be integrated with the Trails Plan.	Refer to Condition “1.7 h.” Alcorn
					ii. The application and associated draft Official Plan Amendment propose a minimum lot size of 370m2 (0.037 hectares). Under the in effect Official Plan, the subject property is designated Ballantrae Future Residential Area II which permits single detached dwellings as part of a plan of subdivision, with a minimum lot size of 0.2ha on a communal water and sewer system (S. 11.4.8).	The minimum lot area is increased to 420m² to a maximum of 846m², with average lot area of 527m² on communal servicing permitted by the PPS. Alcorn	ii. The Region of York’s EA has proposed a servicing capacity for a population of 6,230. The applicant has advised that the current unit count for the proposed subdivision will cause an exceedance of the proposed water supply capacity and requests the Town to request additional supply from the Region of York beyond 6,230. The outstanding appeals on OPA 136 and the outstanding approval of the Region’s EA remain issues that will need to be addressed. As such, Policy staff cannot comment on the provision of services until the outstanding issues have been resolved. The applicant should be advised that municipal water allocation is pending results of the OPA 136 mediations.	Addressed Alcorn It is acknowledged that the Region has confirmed that no water allocation is available and that the draft plan of subdivision can proceed on the basis of a private communal water supply system pursuant to the modified OPA 136 servicing policies. Refer to Condition 1.7 c. Alcorn
					iii Under the the adopted OPA136, development is intended to be focused within the Highway 48 corridor (OPA136 Section 11.3.4 iii). Land Use designations within the Highway 48 Corridor permit densities of up to 45 units per hectare. The Far Sight property is not located within the Highway 48 corridor. The adopted	The Region has confirmed there is no Municipal water or proven sewage treatment master solution as intended by the adopted OPA 136 for development. The Far Sight development is a low density housing project that can develop quickly to address the need	iii. The PJR references the Growth Plan for the Greater Golden Horseshoe, indicating that the proposed development conforms to the policies of Section 2.2.1.2 b). 2.2.1.2 which states: Forecasted growth to the horizon of this Plan will be allocated based on	Addressed Alcorn

					OPA136 designation for the Far Sight property is Ballantrae Residential Area, which requires a minimum lot size of 0.2 ha, which is equivalent to a maximum of 5 units per hectare. The proposed development far exceeds the OPA136 densities.	for housing as it has servicing solutions and the subdivision plan, with 36% open space conservation lands, should be supported and approved. Alcorn	the following: b) growth will be limited in settlement areas that: i. are rural settlements; ii. are not serviced by existing or planned municipal water and wastewater systems; or iii. are in the Greenbelt Area	
							In staff’s view, the scale and intensity of growth within Ballantrae is intended to be limited, although Ballantrae is identified as a settlement area, it does not have a delineated built-up area, nor is it serviced by existing planned municipal wastewater system. The community is located within the Greenbelt Area (which is defined to include the ORMCP Area). Growth is intended to be focused in strategic growth areas; as per adopted OPA136 it is the intent that “New development shall be focused along the Highway 48 Corridor”. While the Far Sight application is similar to the Ballymore site in respect to the proposed servicing method. The property location in relation to the Highway 48 Corridor, and where growth is intended to be focused are quite different. iv. The draft OPA references 142 residential units, while the PJR and Plan drawings indicate 142 residential units. The OPA should be identical to the PJR and the drawings.	The proposed 145 lot low density residential private condominium subdivision is to be serviced with private communal water supply system and connected to an existing private communal waste water treatment plant permitted by the PPS and Growth Plan. There’s currently no planned municipal water supply and wastewater treatment for the Highway 48 Corridor. The proposed Far Sight development utilizes communal servicing and private streets and utilities that is beneficial to the Town, and provides needed residences to address Provincial housing needs. The draft plan proposed 32% of the property for Open Space use consisting of woodland, new town drainage easement, trail, ecological plantings, etc. Alcorn iv The proposed residential units are 145 single detached residences as shown on the draft plan of subdivision. The planning application (SUB, ZBA, CDM exemption) were submitted in 2019/2020 when OPA 90/Secondary Plan was in full force and effect, being the applicable Official Plan document. OPA 136 received approval January 31, 2025and does not apply. Alcorn

							v. Justification to demonstrate that the proposed lot sizes and intensity of development on the subject property is appropriate based on the proposed servicing, existing servicing capacity constraints and the existing and planned community structure and community character, is subject to technical review of the Functional Servicing Report.	v. The proposed 145 residential lots with lot sizes of low density, is appropriate and it is proven that servicing capacity within the Ballantrae Golf and Residential community wastewater treatment plant exists. The planned community structure and character, within the proposed development containing a large area of Open Space Conservation of natural features, is compatible with the existing development and character to the west, north, east and south as demonstrated through the statutory Public Meeting process there was no objection to the proposed smaller lot sizes and number of units. Refer to the FSSR submitted with the 4th Submission of the planning applications addressing site servicing, sewage, water supply and forcemain assessments. Alcorn
							Comments from the second submission have not been addressed in the third submission. Comments from the second submission still apply, including those from the first submission that were not addressed.	Addressed Alcorn
4.0 Town Building - Comments March 24, 2023								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
4.1							- They are proposing to rezone the area to RV zone. My review is based on the RV zoning regulations. - The minimum frontage in the RV zone is 35 meters. They are proposing a minimum lot frontage of 15 meters - The minimum lot area is 0.5 ha in the RV zone. No areas were provided	An application ZBA 19.002 has been submitted in 2019 requesting rezoning to RV zone in accordance with a draft zoning by-law amendment submitted which proposes amendment to lot frontage, areas, and yards, set out in the draft ZBA document submission. Alcorn

5.0 Town Fire & Emergency Services Division - Comments October 8, 2019								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
5.1	1.0		Means of access into the development(s) shall be provided by more than one point. Private roads will require to satisfy the Town’s fire route by-law (application and associated fees)	The private condominium development plan includes a single point of vehicle access to/from Lakeshore Road into the community. In order to ensure that appropriate emergency vehicle access is maintained, two secondary access points to/from Lakeshore Road will be provided for emergency vehicles only in order to ensure appropriate and safe access opportunities are provided into the site in the event the primary vehicle access is blocked. The location of the emergency vehicle accesses are currently proposed through dedicated blocks in the plan (Blocks 153 and 154). The dedicated blocks are located at the southwest and southeast corners of the plan and will connect between Lakeshore Road and Streets C and B, respectively. BA Group			Required – Confirmation of Emergency Accesses being Proposed It is unclear from the 3rd circulation how many emergency accesses are proposed. Some submitted documents indicate 2 accesses (street B & C). Other documents such as the TIS completed by the BA Group indicate one emergency access. This information is also conflicting in plan of subdivision and other plans showing street layouts with street D Please revise in order for our department to comment.	Emergency access is proposed via Block 155 to Street ‘D’ from Lakeshore Road. The fire route plan in Appendix B of the TIS addendum prepared by BA Group dated April 2025. BA Group
2.0			Fire protection water (fire hydrants) shall be provided in conformance with the Town’s Engineering standards.	Fire protection water/fire hydrants are to be provided and connected to the Municipal water supply system situated on Lakeshore Road fronting the development. Alcorn	Water supplies for firefighting (water mains and hydrant) shall be designed to meet the Town’s engineering standards	-	-	An on-site communal water supply system and firefighting system cisterns are proposes as per Town Fire department standards for this private condominium development within the RV Anderson Water System Design Report dated February 25, 2025. Alcorn
3.0			This department does not recommend the use of cul-de-sac’s as access is limited. It is recommended to adjust the proposed design or provide a secondary access point. Alternatives can be discussed with this department.	Cul-de-sacs are currently proposed at the south end of Street B, at the south end of Street E and at the north end of Street C. The proposed cul-de-sacs occur as a result of woodlot and open space (flood plain) constraints to the planning of the lands. The pavement for the proposed cul-de-sacs have been designed in accordance with the Town of Whitchurch-Stouffville’s standard drawing for a residential curbed cul-de-sac (WS-116) and are therefore considered to provide sufficient space for fire vehicle manoeuvring. It is noted that the Street B cul-de-sac connects to the Block 154 emergency access, providing through access for fire vehicles as required. In addition, the cul-de-sac section of Street E has a length of approximately 80 metres. This	The latest submission notes two emergency access points to Lakeshore Road in addition to the primary site entrance. Please confirm that the two emergency accesses are permanent and that the designs of such emergency accesses are to satisfy the town’s engineering standards.			BA Group

				is less than 90 metres, which is specified in the minimum fire route requirements in the Town of Whitchurch-Stouffville Fire Route Application Guideline Document as the limit for a dead end portion of an access route where a turn-around facility is required. The cul-de-sac section of Street C has a length of approximately 250 metres. This does not meet the 90 metres dead-end limit outlined in the Town of Whitchurch-Stouffville Fire Route Application Guideline Document. However as mentioned above, the Street C cul-de-sac (designed to the Town’s standard WS-116) is considered to provide sufficient space for an aerial fire truck. Which is representative of the longest type of fire truck that would likely come to the site. The aerial fire truck manoeuvring diagram provided in Appendix C confirms that the representative truck can turn around within the proposed cul-de-sac design and is appropriate. Overall, the proposed cul-de-sac arrangements are considered to be appropriate. BA Group			Required – Cul de Sac (Street C) exceeding 150meters Cul-de-Sacs shall not exceed 150meters in length as per town standard. Dwellings fronting Street C shall be sprinklered in conformance to NFPA 13 D and subject to the owner’s expense. Required - Concerns with Access (Street A) Street A is isolated as it is provided with only one inlet/outlet and depends on adjacent development. Therefore the applicant must demonstrate to the satisfaction of the Fire Department, that adequate access will be provided to all lots/blocks within the plan prior to any building construction. For Example: • Phased construction of site with Street A not being constructed until access is connected to Aurora Rd. • Temporary secondary access is constructed from Aurora Rd. to Street A and maintained by the owner until such time a permanent road network is completed	The Street C cul-de-sac has been modified to satisfy fire route requirements. Please see fire route plan in Appendix B of the TIS addendum prepared by BA Group. All other cul-de-sacs are less than 150 metres in length. BA The Street A crossing of the conservation area has been modified to provide two 6 metre wide pavements either side of a landscaped central median, such that each travel lane sides can satisfy fire route requirements and provide some redundancy. BA
4.0			Fire break lots shall be required prior to any start of construction and can be discussed closer to that phase of work	Fire break lots are to be determined at the post-draft plan of subdivision approval detailed design stage prior to subdivision agreement requiring review by Fire & Emergency. Alcorn	-	-	-	Addressed Alcorn
5.0			Private roads shall be constructed in conformance with town standards and Ontario Building Code requirements for fire access routes.	Noted. The fire access route is shown in the TIS. BA Group	-	-	Required – Confirmation of Emergency Access being Proposed.	A Block 155 emergency access is proposed at Street D at the southeast corner. Alcorn
6.0			Private roads shall satisfy the requirements of the town’s fire route by-law. Application, fee, and process information can be found on the town’s website.	Noted. The fire access route is shown in the TIS. BA Group	-	-	-	Addressed Alcorn

7.0			The latest submission notes two emergency access points to Lakeshore Rd in addition to the primary site entrance. Please confirm that the two emergency accesses are permanent and that designs of such emergency accesses are to satisfy the town’s engineering standards.	Acknowledged	Addressed i. Fire Service recommends the installation of automatic sprinklers to help promote a fire safe community ii. Water supplies for firefighting (water mains and hydrants) shall be designed to meet the town’s engineering standards.	The plan has been modified to provide a single emergency access to Street D being Block 152. The route satisfies fire route requirements with regards to width and radii, as shown in the fire route plan attached in Appendix C. BA Group	-	Addressed Alcorn
6.0 Town Heritage - Comments of Jeremy Parsons March 24, 2023								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
6.1					No further comments			Acknowledged Alcorn
7.0 Town Development Planning - Comments March 24, 2023								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
7.1						Alcorn	With next submission, provide responses matrix as a separate document.	Acknowledged Alcorn
7.2						Alcorn	Provide updated proposed plan of condominium based on revised draft plan of subdivision.	Final plan of Condominium and M-Plan will be based on the draft plan of subdivision, to be required as a Condition to enable Final Plan Approval for registration. Alcorn
7.3						Alcorn	Please ensure all figures and appendices are clear and legible (including those provided in the Planning Justification Report) with next submission.	Completed/Provided in updated PJR Alcorn
7.4						Alcorn	Provide additional details regarding proposed ‘gating’ of community including gatehouse operation, staffing, etc.	Completed/Provided in updated PJR Alcorn
7.5						Alcorn	Section 5.4 of the Planning Justification Report simply reads that the “Functional Servicing and Stormwater Management Report and proposed engineering design and phosphorus mitigation techniques conform to the policies of the LSPP” without any reference to applicable policies or analysis.	Completed/Provided in updated PJR, referencing Sections 6 and 7 of the Functional Servicing and Stormwater Management Report of SKA, dated May 2025, required to meet Provincial standards of phosphorous reduction and design for engineering certificate of approval of the MOECC . Alcorn
7.6						Alcorn	Provide schedule to proposed Official Plan Amendment with next submission.	Schedule to Official Plan Amendment provided. Alcorn
7.7						Alcorn	Provide schedule to proposed Zoning By-law Amendment with next submission. Schedule should include proposed draft plan to show exact limits of proposed zones.	Schedule to Zoning By-law Amendment provided based on proposed draft plan of subdivision. Alcorn

7.8						Alcorn	Additional comments may be provided following any changes to the application(s) and/or development proposal in response to outstanding comments and issues by Town departments and agencies, including but not limited to outstanding engineering related matters and natural heritage concerns, proposed buffers, wetland encroachments, etc.	Acknowledged Alcorn
8.0 Town Parks Development and Operations - Community Services Commission - Parks (March 2024) NEW COMMENTS PRIOR TO DRAFT PLAN APPROVAL								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 20, 2024 Comments on 3 rd Submission	Applicant Responses of May 2025
							<i>Requested Adjustments to Plan: 1. Can any consideration be made to provide future residents with a sizable private amenity space to provide active recreational opportunities (e.g. play site)? There is a large area already identified for passive activities through the conservation and preservation lands.</i>	Refer to proposed Condition 1.7 i. Alcorn
							<i>Tableland Vegetation: 2. Prior to Draft Plan Approval, an Arborist Report / Tree Inventory and Preservation Plan will be provided completed in accordance with the Town’s guidelines and to the satisfaction of the Town.</i>	Refer to the December 2024 updated Tree Inventory and Assessment report and proposed Condition 1.7 j. Alcorn
							<i>Identification of Lands to be dedicated to the Town for Parks, Open Space: 3. The limits of development shall be finalized to the satisfaction of the Lake Simcoe Regional Conservation Authority (LSRCA) and the Town.</i>	The limits of development are shown on the subdivision plan dated February 16, 2025 Alcorn
							<i>4. A minimum buffer block shall be established to facilitate the protection and preservation of the Natural Heritage System (NHS) including the identified woodlands, wetlands and valley lands. The final width of the buffer shall be established by the approved Environmental Implementation Report/Environmental Impact Study, to the satisfaction of the Lake Simcoe Regional Conservation Authority (LSRCA) and the Town.</i>	There are no key natural heritage or hydrologic features as per EIS by Roots Environmental, May 2025. Proposed woodlands are shown on the subdivision plan. The Natural Heritage System/Open Space Conservation Area is 32% of the subdivision site being almost twice the area of the “Natural Feature Enhancement Area” of Appendix “A” of OPA 90 the Secondary Plan. The entire subject lands are designated “Ballantrae Future Residential Area II” by the Land Use (Schedule “E”). There are no

								buffer requirements within OPA 90 and the Table of the ORMCP does not apply as there is no significant woodland or significant wetlands. The proposed new relocated municipal drainage ditch restoration in its near original location. as is the present Town ditch. Alcorn
							Woodland Management Plan: 5. A Woodland Management Plan (WMP) for Block 146 and 147 may be submitted and approved, to the satisfaction of the Town and LSRCA.	Refer to Condition 1.7 j. to implement the Woodland Management Plan. Alcorn

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REGION OF YORK DRAFT PLAN APPROVAL REQUIREMENTS - March 2024								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 20, 2024 Comments on 3 rd Submission	Applicant Responses of May 2025
							The Owner is required to address the following prior to the identified milestone, in accordance with Town standards, and to the satisfaction of the Town, post-draft plan subdivision approval.	
							a) Prior to 1st Engineering Submission:	
							Hoarding of Natural Features: 6. The Owner <u>shall erect and maintain in good condition, hoarding along</u> the outer limits of the Natural Heritage System (NHS) buffer, and/or along the drip line of any vegetation identified for preservation in the approved Arborist Report / Tree Inventory and Preservation, to the satisfaction of the Town.	Refer to Condition 1.7 j. Alcorn
							Notification Signage – Pathway Locations: 7. The Owner is required to install and maintain <u>notification signage</u> , at the rear of approximately every three (3) lots (facing the residential lot, in accordance with Town standards), advising future residents of the following: “Purchasers are advised that a multi-purpose path will be constructed (Specify). For more information, please call	Refer to Condition 1.7 j. Alcorn

							<i>the Town of Whitchurch-Stouffville Development Services Department at (#####)</i>	
							b) Prior to Registration:	
							<i>The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.</i>	
							<i>Fencing: 8. The Owner shall make satisfactory arrangements with the Town to <u>provide fencing</u>, at their cost, in accordance with the Town Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Town.</i>	Refer to Condition 1.7 j, to provide applicable fencing. Alcorn
							<i>Maintenance Fees: 9. The Owner shall agree to <u>contribute a maintenance fee</u> for any landscape item deemed necessary by the Owner, but which exceeds the Town standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.</i>	Refer to Condition 1.7 j. to cover maintenance fee when exceeding Town standards that includes listed improvements. Alcorn
							<i>Parkland Dedication: 10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the Town's Parkland Dedication By-law, as amended.</i> <i>The Town will not require the conveyance of parkland dedication (parkland or <u>cash-in-lieu</u> of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.</i> <i>The Owner is put on notice that Town By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the</i>	Refer to Condition 4.2 for Cash-in-lieu parkland payment to the Town. Alcorn

							land, and payable prior to the issuance of building permits. To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with Town standards, and subject to the review and ratification by the Town.	
							Summary Requirements: 11. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the Town with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the Town's responsibility to maintain.	This Condition is typical of a Town/public parkland open space area, which is not applicable. This is a private condominium development and streets, buffers and open space blocks does not to be conveyed to the Town. Alcorn
							Tableland Tree Compensation: 12. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current Town of Whitchurch-Stouffville compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the Town.	Refer to Condition 1.7 l. Alcorn
							Tableland Vegetation: 13. An Arborist Report / Tree Inventory and Preservation Plan shall be finalized and approved in accordance with the Town's Tableland Tree Assessment Guidelines, to the satisfaction of the Town. Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.	Refer to Condition 1.7 k and 1.7 l. Alcorn

							<i>Warning Clauses – Parks, NHS, Open Space, etc. 14. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting [the proposed private condominium non-Town owned] blocks designated for park, Natural Heritage System (NHS) open space and/or stormwater management blocks (NHS Block #146 and 147; Stormwater Blocks # 143 and 144) that state:</i>	Refer to Condition 1.7 m. Alcorn
							<i>Woodland Development Plan: 15. The Owner shall submit a Woodland Development Plan to the in accordance with the Town's / LSRCA Woodland Management Plan Guidelines.</i>	Refer to Condition 1.7 k. for non-Town lands. Alcorn
							c) Post Registration:	
							<i>The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:</i>	
							<i>Woodland Management Plan Implementation: 16. The Owner will be responsible for implementing all identified short-term woodland management measures in accordance with the approved Woodland Management Plan. In this regard, the Owner shall submit detailed landscape plans and cost estimates to the satisfaction of the Town/LSRCA.</i>	Refer to Condition 1.7 k. for non-Town lands. Alcorn
							<i>As-Built Drawings: 17. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated landscape buffer blocks, NHS blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the LSRCA/Town of Whitchurch-Stouffville.</i>	Refer to Condition 1.7 k. for landscape works and planting on private non-Town/LSRCA lands. Alcorn
							d) Prior to Assumption	
							<i>Hazard Removal: 18. Prior to assumption, any material identified in the Tree</i>	Refer to Condition 1.7 k.for

							<i>Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland / greenbelt block, vista block or other location as determined by the Town, shall be removed at the Owner's expense.</i>	improvements on private non-Town/LSRCA lands implemented through adherence to the stated woodland management and restoration planting plans. Alcorn
C. <u>Region of York Comments August 28, 2019 on 2nd Submission and Responses of</u>								
No.	RE	RE	May 27, 2019 Comments on 1st Submission	Applicant Responses and 2nd Submission of April 2021	July 9, 2021Comments on 2nd Submission	Applicant Responses and 3rd Submission of Nov. 2022	March 24, 2023 Comments on 3rd Submission	Applicant Responses of May 2025
	2.1	1.0	The Region supports the Town of Whitchurch-Stouffville's Transportation Master Plan recommendation to provide a new connection (north-south road) from Lakeshore Road to Aurora Road, east of Highway 48. This will require the proposed Draft Plan of Subdivision to be revised to show a continuous north-south road connection from Lakeshore Road to the lands to the north. Transportation Planning has reviewed the applications and have no objection to the proposed OPA and Draft Plan of Subdivision. However, it should be noted that the Region will require the draft OPA be revised to include the following policy: <i>"The proposed development plan will be required to protect and demonstrate that a continuous future vehicular and pedestrian connection (north-south road) will be provided from Lakeshore Road north to Aurora Road. This continuous north-south road will be required as a condition of Draft Plan of Subdivision approval."</i> This is in accordance with ROP Policy 7.2.61, which requires local municipalities to plan and implement, including land dedications necessary for, continuous collector streets in each concession block in new developments and community areas. The purpose of this policy is to ensure the proposed development provides for a new connection (north-south road) between Lakeshore Road to Aurora Road. This new connection (road) is identified in section 6.3.3 in the Town of Whitchurch-Stouffville's Transportation Master Plan	The revised subdivision plan (February 26, 2021) provides provision for public vehicular and pedestrian access (north-south road) through the subject lands to the north property limit with provision for street extension through Block 152 as agreed to with Town staff. - Alcorn Alcorn to add to draft OPA	Transportation Planning in coordination with staff from Sustainable Mobility, Region of York Transit (YRT) and Development Engineering has reviewed the 2nd submission of the OPA, ZBA and draft plan of subdivision, including the Transportation Study prepared by BA Consulting Group Ltd., dated March 3, 2021. While there is no objection to the OPA related to land use, it should be noted that the Region will require the following policy to be included in the OPA. “The proposed development plan will be required to protect and demonstrate that a continuous future vehicular and pedestrian connection (north-south road) will be provided from Lakeshore Road north to Aurora Road. This continuous north-south road will be required as a condition of Draft Plan of Subdivision Approval.”		Transportation Planning 1. It should be noted that Lakeshore Road is not a Regional Road. Transportation Planning has no further comments. Transportation Planning and Region of York Transit (YRT) have reviewed the 3rd submission have no objections to the OPA related to land use. Technical comments and conditions will be provided at the subsequent stages of the proposed development, as appropriate	Addressed Alcorn Acknowledged BA Group

3.2		2.0	The Transportation Impact Study provided is not consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (Nov. 2016). The Traffic Impact Study shall be revised to include the assessment of transit and active transportation modes for the future total conditions.	The TIS has been revised to include an assessment of transit and active transportation modes. Alcorn			Region of York Transit (YRT) 2. Existing Mobility On-Request Stouffville and Mobility On-Request 65+ service the subject lands	Addressed Alcorn
		3.0	The TDM Plan shall also include a cost for an external venue to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately four hours of staff time, can serve approximately 100 residential units. The applicant shall coordinate specific event details with Region of York/Region of York Transit Staff allowing a minimum of two months' notice. All costs borne by Region of York shall be indicated by "TBD" and amounts shall be removed. Note the Region does not provide pre-loaded PRESTO cards to developers for distribution as they must be directly distributed to residents.	Comment “3”. is acknowledged by the applicant. Alcorn				Addressed Alcorn
		4.0	Page 32, text in notes "1. Region of York responsible for providing promotional materials to the developer. Nominal allowance of \$250 to cover cost of distributing materials provided by the Region that would be provided to 14 homeowners. 2. Presto Cards Funded through TDM Allowances within Region of York Development Charges Fund. Amount to be determined. Nominal allowance of \$250 to cover mailing costs." shall be removed as the Region will not be held to cost contributions. The Region will determine what the appropriate TDM measures are for this proposed development at a later date.	Page 32, text “1.” has appropriately been removed. - Alcorn				Addressed Alcorn
		Summary	These applications to facilitate the proposed residential development of 141 single detached dwelling units are pre-mature at this time, given that municipal water servicing is not currently available for the subject lands. In addition, the TIS and TDM must both be revised, as previously noted. Region of York will provide draft plan conditions once municipal water capacity for the Secondary Plan area has been confirmed through an approved EA. It is also noted that this development is contingent upon satisfactory arrangements for sanitary servicing involving the existing privately-owned BGCC non-municipal treatment plant located north of the subject lands, including any necessary amendments to the Municipal Responsibility Agreement and any capacity and condition assessments required to demonstrate that servicing by the Plant is appropriate.					
		5.0	The FSR should clarify there is adequate capacity in the BGCC existing sewage treatment plant to accommodate the proposed development.	The revised FSSWMR has addressed adequate capacity in the existing sewage treatment plant as addressed by the Ballantrae WWTP Capacity Evaluation, March 25, 2020 by Hatch Ltd. Alcorn				Addressed Alcorn
Regional Staff have reviewed the above noted draft plan of subdivision application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.								

Region of York Water and Wastewater Servicing								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
	6.2	6.0	The Infrastructure Asset Management (IAM) Branch of the Environmental Services Department has reviewed the subject OPA and Draft Plan of Subdivision in conjunction with the Functional Servicing & Stormwater Management Report, dated December 2018, and prepared by Sabourin Kimble & Associates Ltd. 1AM has the following comments i.Residential development requires confirmation that servicing capacity is available and allocated to the 141 single detached units based on a persons per unit (PPU) calculation of 3.12, prior to final approval. ii.The Functional Servicing Report (FSR) indicates that the water servicing for the proposed development is connecting to existing Town of Whitchurch-Stouffville infrastructure on Lakeshore Road. This proposed connection would be subject to the capacity and allocation issues noted above. iii.Wastewater will be serviced by proposed sanitary sewers along Aurora Sideroad, which will connect to the existing private communal wastewater treatment system. However, it is not clear as to whether there is adequate capacity in the communal system to accommodate this development. In addition, the FSR references Figures 6, 7 and 8 which illustrate water and wastewater servicing; however, these figures were not attached to the electronic submission of the report. As such, it appears pre-mature to approve the subject development until the outstanding planning and servicing concerns are resolved.	SKA	Infrastructure Asset Management (IAM) has reviewed the OPA and the associated draft plan of subdivision, in conjunction with the following documents: • Functional Servicing and Stormwater Management Report (FSSR) dated December 2018 and revised April 2021 prepared by Sabourin Kimble & Associated Ltd. • Ballantrae WWTP Capacity Evaluation, March 25, 2020, by Hatch Ltd. • Comments Response Matrix-Responses to First Submission dated May 4, 2021 It is staff's view that the water servicing strategy proposed for the development as described in the FSSR is pre-mature. Staff understands that concerns remain with regards to water servicing for the increase population being proposed through the ongoing Ontario Land Tribunal ("OLT") process related to OPA 136 appeals. These are further described below. As such, the development may require additional Regional infrastructure, which may need to be planned and installed in the future, subject to the resolution of capacity and allocation issues related to growth management and OPA 136, which are currently before the OLT. Please be advised that the existing regulatory approvals for the WWTP, including the Municipal Responsibility Agreement, may need to be amended prior to final approval to accommodate the proposed development. Once the planning and servicing issues associated with the ongoing Ontario Land Tribunal for OPA 136 are resolved, additional requirements will be provided through draft plan or site plan conditions for the associated development application	Acknowledged. Water supply allocation is dependent on Town Council approval that is awaiting the Region of York <u>Phase 1 Water Supply Report</u>. Alcorn Acknowledged. Water supply system capacity and allocation are currently before OLT respecting Town OPA 136 approval. Alcorn Acknowledged. Alcorn	Infrastructure Asset Management (IAM) has reviewed the resubmitted application in conjunction with the following: • Updated Functional Servicing & Stormwater Management Report (FSSR), prepared by Sabourin Kimble & Associates, dated November 2022 • Watermain Analysis prepared by Municipal Engineering Solutions, dated November 2022 • Response Matrix dated November 18, 2022 (revised March 15, 2023) IAM's prior comments remain valid, and IAM continues to consider the proposed water servicing strategy premature until such time that OPA 136, including applicable planning and servicing policies, are resolved.	Addressed Alcorn Addressed Alcorn OPA 136 was approved by OLT on January 31, 2025. York Region have advised no municipal water supply is available. Private communal water and wastewater servicing policies in OPA 90 are adhered to. Alcorn

							IAM also provides the following additional comments: 1. IAM acknowledges the update to the proposed water servicing strategy to include an additional connection to the 250mm watermain on Aurora Road, in addition to the previously proposed connection to the 300mm watermain on Lakeshore Road.	Same as “1” above Alcorn
							2. As the development proposed through the subject application (as well as by other landowners in the area) is significant relative to the size of the Ballantrae municipal water system, IAM notes that further, more comprehensive analysis of the water system may be required to assess adequacy of the system to supply required fireflow volumes. This further analysis is pending confirmation of the number of new units proposed in the Ballantrae system and is subject to resolution of OPA 136.	These comment s are addressed by the water system and sewage system reports of February 2025 and December 2024 by R.V. Anderson Associates. Alcorn
							3. IAM requests an update on the status of the proposed upgrades at the Ballantrae Wastewater Treatment Plant, if any updated information is available.	This comment can be covered by a Region Condition of draft plan approval. See Region Conditions (Scenario 2) of April 2, 2024. Alcorn
							4. It is noted that the response matrix submitted did not appear to be complete in sections pertaining to IAM's prior comments. Any further information provided by the Owner shall be forwarded to the attention of IAM.	The Region supports private communal water system and on-site well(s). Refer to R.V. Anderson water system report of February 2025. Alcorn
Region of York Comments of July 28, 2021								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 28, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
					Ballantrae Wastewater Treatment Plant Capacity Evaluation (March 25, 2020) identifies that there is sufficient capacity in the sewage treatment plant for the proposed development. This plant also provides wastewater treatment for two adjacent properties; the Ballantrae Community Centre; and, Ballantrae Public Elementary School. More recently, a registered plan of subdivision for 94 dwelling units, owned by Ballymore			Refer to Region Conditions (Scenario 2) of April 2, 2024. Alcorn

					Homes, will also receive wastewater treatment by the private treatment plant. Development in the Ballantrae and Musselman Lake settlement areas is only permitted if it can be serviced with either a communal water and sewer system, or, a communal water system and individual private sewage treatment facilities, subject to maximum population established by a Permit To Take Water (PTTW) in conformity with the Oak Ridges Moraine Conservation Plan. A Regionally-led Environmental Assessment (EA) to increase the water serviced population to 6,230, including an amendment to the existing PTTW, was completed. However, the Region is currently undertaking a one-year groundwater monitoring period prior to applying for the PTTW.			
York Region has completed its review of the above noted 3rd submission of the draft plan of subdivision (SUBP) application prepared by Alcorn & Associates Limited, dated July 4, 2022, and originally signed and dated by Surveyor on November 13, 2018 on behalf of Owner Far Sight Homes/2506339 Ontario Inc. The subject lands have an area of 16.32 hectares (40 acres) and are located on the north side of Lakeshore Road, east of Highway 48, and municipally known as 5426, 5452 and 5584 Lakeshore Road in the Town of Whitchurch-Stouffville. The proposed draft plan for these lands is identified as Part of Lots 19 and 20, Concession 8. The draft plan of subdivision will facilitate the creation of 142 lots for single detached dwellings, and blocks for stormwater management, open space, private roads, a road widening, emergency access, and a pumping station.								
Region of York Official Plan (2010) 3 rd Submission Comments and Conditions of April 2, 2024								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
							York Region Official Plan (2010) As this application was submitted prior to the approval of the new 2022 York Region Official Plan (YROP-2022), the policies of the 2010 York Region Official Plan (YROP-2010) remain applicable. The subject lands are shown as “Towns and Villages” on ‘Map 1 – Regional Structure’ of the YROP-2010 and are within the ‘Settlement Area’ of the Oak Ridges Moraine Conservation Plan (ORMCP). Policy 5.6.22 of the YROP-2010 states that new development within “Towns and Villages” shall be subject to comprehensive secondary plans, based on water and wastewater services being available, among other criteria that need to be considered. Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient,	Acknowledged Alcorn

							and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (YROP- 2010 Policy 5.2.11). The YROP-2010 encourages development design to achieve energy efficiency levels that exceed the Ontario Building Code (Policy 5.2.20); to achieve 10% greater water efficiency than the Ontario Building Code (Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENGERGY STAR®, or other emerging technologies (Policy 7.5.12).	
							York Region Official Plan (2022) The YROP-2022 was approved by the Minister of Municipal Affairs and Housing with modifications on November 4, 2022 and is therefore now in force. YROP-2022 Policy 7.4.13 states: “that development applications which have not been deemed complete by the date of the Plan’s approval shall be subject to the policies of the Plan.” Therefore, while the YROP-2010 is the applicable Plan for these applications, regard should be had for the YROP-2022 policies. The YROP-2022 contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. The Regional Official Plan policies also coordinate and set the stage for more detailed planning by local municipalities. The subject lands are shown as ‘Towns and Villages’ on ‘Map 1 - Regional Structure’ and designates them as “Community Area” on ‘Map 1A – Land Use Designations’ of the YROP-2022. Community Areas are where most of the housing and population-related jobs required to accommodate the forecasted population will be located.	Acknowledged Alcorn

							Site-specific increases in heights, densities, and total number of residential units need to be based on the capacity of local and Regional transportation and water and wastewater master plans, which are the basis for approved Official Plans and Secondary Plans. Compatibility with the adjacent areas is best reviewed by the local municipality. YROP-2022 Policy 4.5.4 states: “That where Towns or Villages do not currently have Great Lake based water and wastewater services, extensions to or expansions of existing lake-based services is prohibited by the Growth Plan, unless the servicing is required by the designated authority to address failed individual on-site sewage or water services or to ensure protection of public health. The capacity of water and wastewater services in this case will be limited to the servicing requirements for the existing settlement plus capacity for potential <i>development</i> within the approved settlement boundary.” Given the above, approval of the subject development should await the outcome of the OPA 136 appeals at the Ontario Land Tribunal, as it deals with planning and water and wastewater servicing matters for the communities of Ballantrae and Musselman Lake.	
Region of York Sanitary Water and Sewage Supply 3 rd Submission Comments and Conditions of April 2, 2024								
							Development in the Ballantrae and Musselman Lake settlement areas is only permitted if it can be serviced with either a communal water and sewer system, or, a communal water system and individual private sewage treatment facilities, subject to maximum population established by a Permit To Take Water (PTTW) in conformity with the Oak Ridges Moraine Conservation Plan. A Regionally-led Environmental Assessment (EA) to increase the water serviced population from 5,900 to 6,230, including an amendment to the existing PTTW, was approved. Partial services are also subject to a cap of 5,900 persons as directed by MECP, which cap has been reached.	Acknowledged Alcorn

							Policies related to water and wastewater servicing are currently before the Ontario Land Tribunal through the appeal of OPA 136 (Ballantrae-Musselman Lake and Environs Secondary Plan).	
							The applicant proposes that sanitary services for the proposed development be provided by the privately owned (non-municipal) Ballantrae Golf and Country Club Wastewater Treatment Plant. Since timing and allocation of the remaining municipal water supply that was approved by the EA is unknown at this time, we understand the applicant may propose a private communal water system to service this development. Whether the water supply is provided by a private communal or municipal system, the proposed development is still deemed to be on “full services” in conformity with the Oak Ridges Moraine Conservation Plan. As such, draft plan conditions are being provided on the basis of two scenarios: first, being a private wastewater treatment plant with municipal water supply; or second, a private wastewater treatment plant with private communal water supply	Acknowledged Alcorn
							Technical Comments Regional Infrastructure Asset Management, Development Engineering, Water Resources, Transportation Planning, and York Region Transit staff have reviewed the draft plan of subdivision and associated documents and provided technical comments, attached hereto	Acknowledged Alcorn
							Lapsing Provision York Region requests that the Town of Whitchurch-Stouffville apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the <i>Planning Act</i> , and that York Region be provided an opportunity to comment on any proposed extensions of the approval	Acknowledged Alcorn
			Summary Should this application be approved by the Ontario Land Tribunal, we have included the attached comments and two versions of Schedule of Clauses/Conditions for the draft plan of subdivision application that should be included as conditions to any Ontario Land Tribunal order and must be addressed to the Region’s satisfaction prior to final approval and plan registration. We rely on the Town of Whitchurch-Stouffville to include either set of these draft plan conditions, as deemed appropriate, in the continued efforts to resolve the development proposal currently before the Ontario Land Tribunal. Should you have any questions regarding the above, please contact Jason Ezer, Senior Planner, at 1-877-464-9675 ext. 71533 or by email at jason.ezer@york.ca if you require further assistance.					

Region of York Comments of August 2019								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 28, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
			An amendment to the Municipal Responsibility Agreement may be required to update certain matters and provisions to better reflect the Treatment Plant’s role in providing stable sanitary service to the proposed development.		As noted above, the applicant proposes that sanitary services for the proposed development be provided by the privately owned (non-municipal) Ballantrae Golf and Country Club Wastewater Treatment Plant. This plant is operated pursuant to an Environmental Compliance Approval (ECA) issued by the Ministry and is subject to a Municipal Responsibility Agreement made on May 12, 1999 (restated in February 2021) between Schickedanz Bros. Limited and Region of York. Schickedanz has transferred ownership, and purports to have assigned the Responsibility Agreement, to an entity owned or controlled by it, Ballantrae Natural Resources Centre Inc. (the Operator).			Acknowledged Alcorn
					Section 5.6.22 of the ROP states that new development within “Towns and Villages” shall be subject to comprehensive secondary plans, based on water and wastewater services being available, among other criteria that need to be considered			Acknowledged Alcorn
					Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (Policy 5.2.11). We also recommend the development be designed to achieve energy efficiency levels that exceed the Ontario Building Code (Policy 5.2.20); to achieve 10% greater water efficiency than the Ontario Building Code (Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENGERGY STAR®, or other emerging technologies (Policy 7.5.12).			Acknowledged Alcorn

Region of York Water Resources								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 28, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
			Water Resources have no concerns with the proposed OPA and Draft Plan of Subdivision, as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval. Due to the nature of the development, the HVA policy will not be triggered. Please see attached Figure for more details. <i>Recharge Management Area</i> The property is within the WHPA-Q (Recharge Management Area). As such, the SGBLS Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre-proposed development) water balance can be maintained in the future (i.e. post-proposed development).. <i>Construction Best Management Practices</i> As the site is within a vulnerable area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site.		Mapping for this site was previously provided and remains the same. See attached “Figure 3: 5584 Lakeshore Road, 5426 Lakeshore Road, 5452 Lakeshore Road, Whitchurch-Stouffville” for more details. Should the proposed major development include bulk fuel (≥ 2500L) or bulk chemicals (≥ 500L) within the HVA, a Contaminant Management Plan (CMP) will be required prior to Local Official Plan Amendment approval, for Water Resources review and approval. While if a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring. Please provide documentation by next submission.		Water Resources condition regarding the Highly Vulnerable Aquifer (HVA) has not been addressed (Response Matrix has been reviewed, and no other document has been noted on file addressing the condition).Water Resources did note a pumping station (potential for back-up generators/fuel, etc. within the HVA boundary) within the development, and as such recommend clarification of the HVA related policy	Acknowledged Alcorn Done. See WSP Canada Inc. Hydrogeological -Water Balance Assessment of April 2021, Section 6.3. Alcorn

Region of York Development Engineering Comment									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 28, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
	7.2	7.0			Notes that the proposed sanitary forcemain has to be a Town’s sanitary forcemain in order for it to be located within the easement and Aurora Road. A private forcemain and associated infrastructure is not allowed to be located within the Regional Right-of-Way. The exact location of the proposed Town’s sanitary forcemain will be determined during the detail design under the Engineering Subdivision.	Applicant is pursuing a Town sanitary forcemain and easement within Regional Aurora Road Regional right-of-way and Town lands at the detailed design engineering stage as a subdivision approval Condition. - Alcorn	Previous comment made was not clearly responded to in this 3 rd submission: Please note that the proposed sanitary forcemain has to be a Town’s sanitary forcemain in order for it to be located within the easement and Aurora Road. Private forcemain and infrastructure is not allowed to be located within the Regional Right-of-way. The <u>exact location of the proposed Town’s sanitary forcemain will be determined during the detail design</u> under the Engineering Submission.	Acknowledged	Alcorn
	8.2	8.0			In Summary Municipal water servicing is required for new development, which is not currently available for the subject lands. Region of York will provide draft plan conditions when municipal water capacity, land uses and appropriate densities for the Secondary Plan area has been confirmed through the OLT process for OPA 136.	Acknowledged. - Alcorn		Addressed	Alcorn
Bell - Comments of Ryan Courville, Bell									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
					We have reviewed the circulation regarding the above noted application and have no objections to the application at this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication /telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost		Addressed	Alcorn
2.0 Hydro One - Comments March 24, 2023									
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025	
2.1			We have reviewed the documents concerning the noted plan and have no comments or concerns at this time. <u>Our preliminaryreviewconsidersissuesaffecting Hydro One's 'High Voltage Facilities and CorridorLands'only.</u>					Addressed	Alcorn

			For proposals affecting ‘Low Voltage Distribution Facilities’ the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@HydroOne.com or 1-866-272-3330 To confirm if Hydro One is your local distributor please follow the following link: http://www.hydroone.com/StormCenter3/					
3.0 Rogers - Comments March 24, 2023								
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
					No comments or concerns at this time.		Rogers Communications Canada Inc. (“Rogers”) has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions: (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC- licensed telecommunications companies intending to serve the Subdivision (the “Communications Service Providers”) to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose. (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property. (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all	Addressed Alcorn

							utility infrastructure for the Subdivision, as well as the timing and phasing of installation. (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.	Acknowledged Alcorn
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No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
Documents Reviewed: - Hydrogeological Assessment & Water Balance Study, WSP, August 14, 2018 - Geotechnical Investigation, WSP, September 2018 - Functional Servicing and Stormwater Management Report, Sabourin Kimble and Associates Ltd., December 2018								
H1			Please provide pre-development and post development drainage plans as per Appendix A of the LSRCA Technical Guidelines for SWM submissions (2016). Including, but not limited to: - Drainage areas (internal and external); - Uncontrolled areas; 100-year capture; and Site Outlets.	The updated Hydrogeological Assessment and Water Balance Study (WSP, April 2021) provides a detailed comparison of proposed elevations of the underside of building footings (Figure 17), sanitary and storm sewers inverts (Figure 18 and 19) and underside of the proposed Stormtech LIDs to the observed seasonally high groundwater elevations. Additionally, Figure 20 and 21 show relative elevations of proposed footings and LIDs and the seasonal high water table in cross-section. A review of relative elevations of proposed footings, the underside of proposed Stormtech LIDs and seasonally high groundwater elevations indicates that the proposed structures will be at least 1 m above the seasonally high water table. - WSP				Addressed Alcorn
H2			The functional servicing report summarizes in-situ infiltration testing results completed by WSP as part of the hydrogeological investigation, however the hydrogeological investigation (WSP, August 2018) does not contain information on in-situ infiltration testing. Please provide the most recent report with all testing information including methodology and results.	The updated Hydrogeological Assessment and Water Balance Study (WSP, April 2021) includes a summary of the infiltration testing performed by WSP in June 2016. Sections 3.4 and 4.3 provides details of the testing, including methodology and results. - WSP				Addressed Alcorn
H3			It appears the existing drainage feature is mainly supported by overland flow and not groundwater. The proposed development includes maintaining the existing drainage fea6ture and developing a new centralized channel through the property. The pre-development water balance estimates 20,077m3/yr. of runoff from Catchment A to the existing drainage feature which eventually exists the site via the creek at the southeast. Table 4 within the hydrogeological investigation shows that there is 21,338m3/yr. of runoff that will outlet the site in the southeast via the creek.	There is an outlet to the watercourse upstream of the crossing and downstream of the crossing from each stormtech. The total area directed to the watercourse under existing conditions is maintained under proposed conditions. The updated Hydrogeological Assessment and Water Balance Study (WSP, April 2021) includes a revised water balance assessment based on the most recent development and drainage plans prepared by SKA. Part B of Table A provides a summary of the				Addressed Alcorn

			However, it appears there is very little overland flow that is directed to the new channel prior to reaching the outlet. It is unclear how this channel will function as a water course? Please provide more information on how this new channel will be supported.	catchments contributing overland flow to the new channel in the post development condition. Post-development catchments 201a, 201b, 205 and 209 will contribute approximately 27,817 m ³ /yr directly to the channel via overland flow. Overflow from the three StormTech infiltration chambers (3, 4 and 7) will also drain to the on-site channel and will contribute a combined 9,556 m ³ /yr of runoff. SKA/WSP				
H4			Several of the proposed infiltration facilities do not maintain the 1 metre separation with the groundwater table. The MECP's stormwater guidelines require that the 1 metre separation with the groundwater table is maintained, therefore the stormwater facilities may need to be adjusted for the purpose of meeting stormwater criteria.	Figure 9 in the FSSWMR shows that a 1m separation from the seasonally high groundwater level is achieved at all the stormtech locations. Further details are provided in Table 3 in the FSSWMR. SKA	Addressed.	.		Addressed Alcorn
H5			A number of infiltration facilities are proposed within the rear lots. The long-term function of these facilities will depend on the maintenance by individual property owners and therefore they are not ideal for stormwater purposes. It is recommended that alternative methods be explored.	The Hydrogeological Assessment and Water Balance Study (WSP, April 2021) reflects the revised drainage plan that includes removal of several rear lot LIDs. The facilities that remain are in locations where RLCBs are required by the lot grading regardless of the LID plan, and where the lots back onto stormwater management blocks for ease of access for maintenance purposes. SKA	Addressed.			Addressed Alcorn
H6			The water balance assumes 44,283 m ³ /yr. will be infiltrated by the 3 proposed stormtech chambers on the site. Please provide all calculations demonstrating the volume of the infiltration facilities will meet the estimated annual infiltration volume within the water balance assessment and that the footprint is adequate to allow infiltration within 24-48 hours period.	Supporting calculations have been provided in Appendix C of the FSSWMR to demonstrate that the 25mm storm event can be infiltrated in 25 hours or less in all facilities. The water budget assumes that 80% of runoff directed to the facilities will infiltrate, which is conservative given that 25mm storm events account for 95% of annual rainfall. SKA	Addressed. The provided total storage volume of 885 m ³ is able to achieve the annual infiltration loss of 14,233 m ³ /yr. which is equivalent to approximately 55% of annual rainfall over the impervious LID catchments.			Addressed Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Site Address: 5426 Lakeshore Rd	Date: March 14, 2023	LSRCA File #: SD-205956-051619	Municipal Ref #: 19T(W) - 19.001
Application Type: Subdivision	APID: 205956	Submission #: THIRD	Municipality: Whitchurch-Stouffville

Documents Reviewed:

- Response to comments (Ages Consultants Limited, Nov. 2022)
- Environmental Impact Statement/Natural Heritage Evaluation (Ages Consultants Limited, September 2022)
- Aquatic Habitat Assessment (Stantec Consulting Ltd., Decemebr 4, 2019)
- Landscape and Environmental Enhancement Master Plan (Schollen & Company Inc., Septemebr 2022)
- Draft Plan of Subdivision (Alcorn & Associates Limited, July 4, 2022)
- Natural Heritage System Plan (received February 17, 2023)

Background Information:

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Comment #	Item	Sect.	1 st LSRCA Comments on September 12, 2019	1 st Applicant Response on	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on March 14, 2023	Applicant Responses of May 2025
NH1	EIS	3.4	Woodland boundaries are based on the feature in its entirety, rather than their individual ELC communities. As such, the LSRCA disagrees with the assessment that the FOCM6-3 community is not part of the significant woodland on the property. The FOCM6-3 community is not considered as a separate woodland as there is not a >20 m opening between the SWDM4-5 and FOCM6-3 communities. Therefore, the FOCM6-3 community should be treated as part of the significant woodland and be protected with a minimum 10 m MVPZ as recommended in the Ballantrae-Musselman Lake and Environs Environmental Management Strategy (Natural Resource Solutions Inc., March 2013). Please revise the site plan to ensure all proposed development (including grading) is located outside of the natural heritage features and their associated buffers.		The ORMCP Technical Paper 7 does not exclude Scotch Pine plantations. The only exclusions based on species composition are woodlands dominated by buckthorn or Norway maple. While staff agree with 10m buffer requirement for woodlands, the NRSI report recommends a 15m buffer for wetlands, which is what the SWD4-5 is. A buffer of 15m is also required for the SWT2 wetland community located northeast of the CUP3-3 community as shown in Figure 1. The purpose of an EIS/NHE is to refine feature boundaries with site specific information. As the plantation and associated wetland woodlands meets the ORMCP test for woodland based on site specific information, this becomes the feature limit on site, to which the specified buffer areas are applied. Should removal of the Scotch pine plantation be considered, VPZs appropriate to the retained features identified are required. Further, should removal of the plantation be deemed acceptable, delineation of the wetland communities adjacent will be needed to ensure their protection. A site staking with LSRCA would be required. The EIS/NHE report needs to be updated to show feature limits and buffer limits as directed by policies in the NRSI report, Secondary plan and ORCMP.	This FOCM6-3 community is a Scotch Pine plantation and is not part of the significant woodland as it is dominated by an undesirable invasive species (ORMCP Tech Paper 7). The removal of the Scotch Pine is more than compensated for by additional plantings. Also, we are providing a buffer of 10 metre average width which is sufficient for the other communities in the woodland. Both issues were previously discussed with LSCRA and (we thought) had consent. The Secondary Plan Schedule E and Appendix A do not show the plantation as a protected feature and part of the NHS.	Not addressed. As per the ORMCP Technical Paper #7, Scots pine is not one of the listed invasive non-native tree species to be exempted from consideration of woodland significance. Therefore, the FOCM6-3/CUP3-3 community is considered contiguous with the significant woodland on the subject property and requires a minimum 10 m VPZ. It should be noted that wetland communities are also found along the outer boundary of the significant woodland and require a minimum 15 m buffer as per Comment #NH2 below. Please revise the site plan to ensure all proposed development (including grading) is located outside of the natural heritage features and their associated buffers. As previously expressed, the Secondary Plan Schedule E and Appendix A are high-level mapping tools and the exact boundaries of features are meant to be identified through site-specific studies (e.g. natural area management study, EIS, etc.) as per Section 11.5.4 in the Ballantrae-Musselman Lake and Environs Secondary Plan. As such, the woodland and wetland communities on-site need to be staked with the LSRCA. Please contact the LSRCA to schedule a feature staking exercise for the subject property.	i. Roots/Alcorn There are no key natural heritage or hydrologic features within the development limits per the EIS by Roots Environmental, May 2025. Therefore, there are no buffer requirements. Wetlands were staked by LSRCA staff on October 3, 2024. Compensation is provided, as discussed with LSRCA staff, at a 3:1 ratio in the Landscape and Environmental Master Plan. All remaining wetlands will be preserved on site.

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item		1 st LSRCA Comments on September 12, 2019	1 st Applicant Response	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on March 14, 2023	Applicant Responses of May 2025
NH2		Figure 2	As per the Ballantrae-Musselman Lake and Environs Environmental Management Strategy (Natural Resource Solutions Inc., March 2013), wetlands (i.e. SWDM4-5 and SWTM2 communities) in settlement area should be provided a minimum 15 m VPZ. Please revise the site plan to ensure all proposed development (including grading) is located outside of the natural heritage features and their associated buffer. Specifically, the road and lots proposed to the west of the central significant woodland and wetland should be removed as they are proposed within the VPZ to the natural features. The Ballantrae-Musselman Lake and Environs Environmental Management Strategy (Natural Resource Solutions Inc., March 2013) only eliminated buffers adjacent to roads for existing development, not for new proposed development.		The EIS/NHE has not demonstrated that a 10m buffer to wetlands is sufficient. The NRSI report does identify a 10m buffer for the woodland features on the site. However, the NRSI features identified as woodland are in fact wetlands based on field surveys, and should be buffered as such. The NSRI report also removed buffers adjacent to EXISTING roads. The location of new roads within new developments need to have regard for existing natural features on site and avoid impacts where possible, and minimize, mitigate and compensate where impacts cannot be avoided. The NHE/EIS needs to be updated to address this.	The wetland communities are provided with a sufficient buffer (10 metres) to protect their features and functions. NSRI recommended a general 30 metre buffer to wetlands but did not vary it (unlike other buffers) in the Settlement Area. They do show only a 10 metre buffer to the features on this property on their Figures 5 and 6. NSRI concluded (p.22) that buffers are not necessary next to roads; however, street/woodlands interface and buffering treatments are proposed by the Landscape and Environmental Enhancement Master Plan. The Secondary Plan does not address buffer widths but does allow in other instances for them based on site specific studies. This has been discussed with LSRCA.	Not addressed. The EIS has not demonstrated that an average 10 m buffer to the wetland is sufficient. As previously mentioned, the NSRI report identified a 10 m buffer to reflect the woodland on the site. However, field surveys on the property identified wetland communities (i.e. SWD4-5, SWT2, MAM2-2), which require a minimum 15 m VPZ in settlement areas. The current site plan also proposes no buffer adjacent to the SWD4-5 community in addition to the removal of hazard trees and regrading in this area, which are activities not permitted by applicable policies. Please note the NSRI report only references eliminating buffers adjacent to roads for existing development, not for new proposed development, such as this one. Please revise the site plan to ensure all proposed development (including grading) is located outside of the woodland and wetland communities and their minimum 10 m and 15 m buffers, respectively.	Please refer to response above (NH1) Roots.
NH3		Table 2	It appears that vegetation was removed in the north-western portion of the property in 2016. Please confirm whether a permit was provided for this removal as it is in LSRCA’s regulated areas. As per Policy 2.2.7 in the Region of York Official Plan, areas where unauthorized development or site alteration has occurred will be subject to the policies as if the feature was still in place and impacted areas shall be restored.		NH staff defers to planning staff with regard to application of YROP Policy 2.2.7 for this property Comments on the Offsetting chart are provided below (comment 26)	Any vegetation management was done before the property (i.e. pre 2015) was acquired by the applicant. We do not know if a permit was required or was obtained. No issues were raised with the landowner by the authorities or the requirement of a permit. We are planting a substantial new area of woodland that will more than offset any possible unauthorized vegetated cleanup concerns	Acknowledged	Acknowledged. Alcorn
NH4		5.0	Demonstrate conformity with the policies in the Region of York OP and the Town of Whitchurch-Stouffville Official Plan/Ballantrae-Musselman Lake and Environs Secondary Plan.		Conformity section provided. Resolution of the Scotch pine plantation/ delineation of significant woodland and wetland community and buffers remain to be resolved.	We will update the EIS/NHE report to show conformity with the Region of York and Town Official Plan documents.	Not addressed. The EIS still needs to be updated to demonstrate conformity with the policies in the Region of York OP and the Town of Whitchurch-Stouffville Official Plan/Ballantrae-Musselman Lake and Environs Secondary Plan.	All development conforms to policies in the Region of York OP and the Town of Whitchurch-Stouffville OP/Secondary Plan as documented in Section 8 of the May 2025 EIS. Roots

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect.	1 st LSRCA Comments on September 12, 2019	2 nd Applicant Response on April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on March 14, 2023	Applicant Responses of May 2025
NH5		3.2.1	Additional information (i.e. an aquatic habitat assessment with information on flow regime, channel type and dimensions, riparian cover, groundwater indicators, observations of use by fish, etc.) is required to confirm the watercourse is ephemeral and not an intermittent stream, which is a key hydrologic feature under the ORMCP and would require a 30 m VPZ as per the ORMCP and as recommended in the Ballantrae-Musselman Lake and Environs Environmental Management Strategy (Natural Resource Solutions Inc., March 2013). If the stream is considered ephemeral, additional information is required for the proposed watercourse relocation (i.e. how will the watercourse function if there is no contributing water?).		Information provided. Comments on new information provided. The central portion (Segment 2) of the watercourse is defined as intermittent in the Stantec report (Appendix of EIS), with groundwater discharge apparent, and is identified as intermittent in Figure 1 of the NHE/EIS report. The upstream (segment 1) and downstream (segment 3) sections are defined as ephemeral. The proposed realignment will divert upstream flows from the intermittent section. Based on ELC classification, the central section of the watercourse was realigned through/around an existing wetland community, which seems consistent with the channel descriptions, and with the intermittent status, as the channel would be supplied with groundwater during seasonally high periods. As an intermittent feature, the channel is considered a HSF and should be provided with a 30m buffer where applicable. If the removal of the Scotch pine plantation is to be accepted (pending demonstration that protection is not possible, feasible or required) a VPZ of 30m should be provided for the intermittent channel. This should also apply for the full length of the intermittent portion. The proposed new channel appears to be being designed as a permanent flow channel with pool/riffle sequences as opposed to an ephemeral channel as noted in the consultant’s comments. Comments on the channel design are provided below (comments 21-24)	The additional work requested has been undertaken and is included in an EIS/NHE report update. The system is ephemeral now and will be in the future. Ages	Not addressed. Segment #2 of the watercourse (which traverses the central woodland and wetland communities) was identified as an intermittent watercourse as it receives groundwater contributions (pg. 26 of the EIS, and pg. 3 of the Stantec’s Aquatic Habitat Assessment report). As previously expressed, intermittent watercourses are a key hydrologic feature as per Section 26(1) of the ORMCP and requires a 30 m VPZ as per the ORMCP and the NRSI report. Please revise the site plan to ensure all proposed development (including grading) is located outside of the woodland, wetland and the intermittent watercourse and their minimum 10 m, 15 m and 30 m buffers, respectively.	The previous EIS is superseded by the May 2025 EIS by Roots Environmental. There are no key hydrologic or natural heritage features found within the proposed development limits, and no buffers are required. Roots/Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
NH6		General	Provide a water balance for the natural heritage features on the property to demonstrate how drainage conditions and moisture regimes may be affected by the proposed development and their potential impacts to the hydrologically sensitive or dependent features (e.g. wetland, woodland, watercourse).		Water balance has been addressed as noted in Hydrogeology staff comments. Impact has been discussed in the EIS/NHE. Staff agree that the central NHF is a wetland (swamp) and therefore KNHF and HSF. The realignment of the watercourse will alter the function of the Intermittent stream that is part of this feature. However, we also note that the stream has been channelized and there are opportunities for restoration and enhancement of this feature. The NHE/EIS should address how/if this channel feature is to retained, and opportunities to enhance its form and function. Drainage from the westerly portion of the wetland woodland will need to be maintained and removal of the existing culvert connection considered to improve connectivity in the long term.	SKA and WSP has updated the water balance assessment. The impact has been addressed in the EIS/NHE report update. Ages	Partially addressed. As per Comment #NH5 above, the site plan needs to be revised to retain the intermittent watercourse and provide a minimum 30 m buffer. The NHE/EIS needs to provide additional information regarding the proposed realignment of the watercourse and its potential impacts on its form and function, including its potential contribution to the existing wetland communities. Drainage from the westerly portion of the wetland woodland will need to be maintained and removal of the existing culvert connection considered to improve connectivity in the long term.	Please refer to the response in NH5 and the May 2025 EIS by Roots Environmental. Roots/Alcorn
NH7		General	The proposed development involves the clearing of the significant woodland which should be ecologically offset with on-site restoration as per the LSRCA’s Ecological Offsetting Policy. This Policy can be accessed via the link: https://www.lsrca.on.ca/Pages/Ecological-Offsetting.aspx . As per the Policy, prepare an Ecological Offsetting Strategy report providing the total area of the woodland feature including buffers for both woodland and wetland that are proposed for removal and the total area of any locations proposed for woodland/wetland replacement. Ensure all remaining natural heritage areas are afforded the appropriate environmental protection through zoning or a restrictive covenant.		Ecological off-setting table provided. Comments on Ecological offsetting proposed provided below (comment 26)	We disagree that a significant woodland will be cleared (see #1 above). However, as the feature is regulated by LSCRA, Schollen and Company have prepared an ecological off-setting report as requested. All remaining features to be appropriately protected. Ages	Not addressed. The proposed removal of the scots pine plantation is not supported by natural heritage policies as it is part of the significant woodland. Therefore, removal of this feature is not supported and does not meet the requirements to be eligible for LSRCA’s ecological offsetting policy.	The Scots Pine Plantation is not part of a Significant Woodland. Please refer to the May 2025 EIS by Roots Environmental. Roots/Alcorn
NH8		3.2.1	Revise Figure 1 and the ELC community descriptions to the first approximation of ELC (Lee et al., 1998).		Addressed.	Figures and descriptions to the previous ELC specifications are revised in the EIS/NHE report update. Ages	Not addressed. The ELC communities listed in Table 2 need to be corrected to the first approximation of ELC to match the communities shown on Figure 2.	The ELC mapping and communities are illustrated in Section 4.2.1 and Figure 3 of the May 2025 EIS. Roots

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
NH9		Figures	Provide a recent ortho-photo of the subject property with the revised ELC communities, proposed development, natural heritage features and associated VPZ delineated. This should include the location of the proposed cut and fill.		ELC codes have been updated on Figure 2, but the consolidated figure requested was not found. An updated or additional figure clearly outlining features (as noted above) and their VPZs is requested, overlaid with the proposed development limits, including any grading encroachments. This is needed to support any proposed ecological offsetting to ensure all encroachments and losses are clearly identified. Please ensure all construction elements are considered, including road crossings and site servicing elements. Figure 7 should also be revised to show the existing natural heritage system on the property based on site specific surveys conducted for the NHE/EIS, and based on the policies within the secondary plan and ORMCP as noted above. Any proposed changes to the existing system to facilitate the proposed development can then be fully identified, quantified, mitigated and compensated. A staking exercise may be necessary to delineate wetland boundaries.	This figure has been prepared and included in the EIS/NHE report update. Ages	Not addressed. A figure outlining all natural features (i.e. significant woodland, wetland, intermittent and ephemeral watercourses) and their MVPZs (10 m, 15 m, 30 m, respectively), overlaid with the proposed development limits, including any grading encroachments and the proposed relocated watercourse, on a recent ortho-photo of the entire subject property is still required. The location of the proposed cut and fill also needs to be delineated on an additional figure.	There are no key natural heritage or hydrologic features within the development limits per the May 2025 EIS by Roots Environmental. Roots/Alcorn
NH10		4.1	#3. Provide historical photos of the subject property showing the original location of the watercourse.		Addressed. It appears from old photos that there was no defined watercourse on the site prior to the drainage works that appear in the 1988 photo.	A series of historic aerial photos going back to 1954 will be included in the EIS/NHE report update. There was no 1954 original watercourse across farm fields that pre-dated the current ditch constructed feature. This is documented in the photos Ages	Addressed.	Addressed Alcorn
NH11		4.2	Ensure the mitigation measures include no vegetation removal/alteration inside the breeding bird window (April 1 st to August 31 st).		April 15th is noted in EIS/NHE rather than April 1 as requested. Please update.	This has been included in the report updates Ages	Not addressed. The breeding bird window needs to be updated to April 1 (not April 15) to August 31st in the following sections of the EIS: - Executive Summary, pg. 2 - Section 4.2 #5, pg. 37. Tree removal/alteration also needs to respect the roosting bat window from April 1 to September 30 to demonstrate conformity with the <i>Endangered Species Act</i>.	Completed in the May 2025 EIS (Section 7.3). Roots

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
NH12		4.3	The monitoring report should include an evaluation of the relocated watercourse and proposed linkage corridor to determine whether they are functioning as planned (e.g. water in watercourse?). A plan should be in place to describe what measures will be taken if the features are not functioning properly.		Monitoring of the realigned channel is proposed. Details will need to be refined pending approval of design. Additional comments provided on channel design and monitoring follow below (comments 21-24)	The specified final report will include this information. Ages	Not addressed. Section 4.3 needs to be revised to include monitoring of the proposed realigned watercourse and the survivability of the proposed plantings.	Monitoring details for the realigned municipal drainage swale and plantings in the Landscape and Environmental Master Plan will be completed as part of detailed design. Roots
NH13		General	Please note any proposed trails will need to be supported by a Trails Impact Study that is approved by the LSRCA.	The proposed private trail and public north-south trail is through current cultivated corn field (AG) with site alteration permit approval before LSRCA. Alcorn	A trail impact study has been referenced but not found. Please provide for review.	Refer to the Trail Impact Study prepared by Schollen and Company	Not addressed. Provide the referenced Trail Impact Study prepared by Schollen and company.	A Trail Impact study is not required to be completed. The proposed trail on the Environmental Master Plan, of Schollen & Company is for private purposes with the Town has requested use of this trail to achieve a “public” trail use from Lakeshore Road to Aurora Road for which an trail easement is to be provided to the Town by a suggested Town Condition 1.3viii. Alcorn
NH14	Tree Inventory and Assessment Report	General	The Tree Inventory will need to be updated to reflect the revised site plan where all proposed development (including grading) is located outside of the natural heritage features and their associated buffers.		Comment still stands pending resolution of feature limits and VPZs as noted above, as Site Plan has not been revised to adequately protect features as noted above.	Refer to the updated Tree Inventory and Assessment Report by Schollen and Company. Alcorn	Not addressed. The site plan needs to be revised to address the above NH comments and the Tree Inventory and Assessment Report will need to be updated accordingly.	Addressed Alcorn
NH15		1.0	The Tree Inventory should include the entire significant woodland on the property that may be affected by the proposed development, not only the woodlot existing on 5426 Lakeshore Rd.		Addressed. However additional revisions may be required pending final approval of feature and buffer limits.	This has been addressed in the updated Tree Inventory and Assessment. Alcorn	The updated Tree Inventory and Assessment Report was not provided with the current submission but will need to be revised to address the above NH comments.	Addressed Alcorn
NH16		5.0	The breeding bird window should be revised to April 1 st to August 31 st .		The response states the window has been updated but April 15 is noted rather than April 1. Please update	The window is revised to the current CWS specifications as referenced in the updated EIS/NHE report - April 1 to August 31st	The updated Tree Inventory and Assessment Report was not provided with the current submission but will need to be revised to address the above NH comments.	Refer to the December 2024 Tree Inventory and Assessment Report by Schollen & Company. Alcorn
NH17	Tree Inventory and Assessment Report (April 6, 2021)	General		The Tree Inventory report and assessment is completed as requested, however as noted above, the limits of the natural heritage system existing on site have not been adequately delineated, and the extent of impacts to these existing features and their prescribed buffers has not been accepted at this point. An update will be required pending resolution of this.		The features were staked and surveyed in the field to our satisfaction. TRCA did not attend nor has requested a site confirmation visit.. The figure (p.21) in the EIS is at a more general scale than the survey. The field staking resulted in a refinement to the features shown in the Secondary Plan and TRCA figure Ages	The updated Tree Inventory and Assessment Report was not provided with the current submission but will need to be revised to address the above NH comments.	Addressed Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
NH18	Tree Inventory and Assessment Report (April 6, 2021)	3.0 Figure TI-2, Area 2			Removal of native perimeter trees due to gypsy moth infestation is not generally supported within natural features as dead/dying trees provide habitat functions for wildlife. The provision of appropriate buffers is in part intended to allow natural process to continue. For future submissions (pending resolution of feature limits, buffers and grading plans), please include the proposed development/grading limits on tree Inventory drawings if possible to confirm disturbance limits for inventory and assessment are consistent with site plan.	The trees along the edge of Area 2 are recommended for removal as they conflict with the proposed grading at Street C. As discussed with LSRCA staff, the treatment of the interface and Street C was preferred to be in the form of a graded and re-naturalized slope (rather than a retaining wall). Consequently, tree removal is necessary to implement the graded slope. The gypsy moth infestation was present at the time of assessment in most of these trees, however it is not the justification for their proposed removal.	Not addressed, no comment provided.	Refer to the December 2024 updated Tree Inventory and Assessment Report by Schollen & Company. Alcorn
NH19		Drawin g TI-3, and TP1			The limit of the Scotch Pine plantation removals (area 4) along the drainage feature does not appear to be consistent with the community mapping in the EIS/NHE, which shows wetland communities (SWD4-5 and SWT2) along the south side of the drainage feature, which are to be protected, should removal of the Scotch pine be permitted. The extent of grading into the existing features is apparent on this drawing and includes construction of SWM facilities and fill slopes within buffer areas, along with construction of an access road to the SWM facility that will bisect existing wetland areas. These encroachments into features and buffers need to be clearly identified and addressed in the EIS/NHE. Grading and construction of SWM facilities within buffer areas should be avoided. Where avoidance is not possible, justification is required and impact mitigation and compensation is required.	The figure (p.21) in the EIS is at a more general scale than the survey noted above (Comment 17) and appears to be misread. The Scotch Pine Plantation (CUP 3-3) has an FOD3-1 community behind it. The wetland communities are at a lower level than the Scotch Pine and are simple thicket and marsh features that are not sensitive so long as drainage is maintained. They are given a setback buffer. The features and recommended buffers are shown on Page 30 and are respected in the proposal on Page 33. The overall plan substantially increases the extent and quality of natural features on the property.	Not addressed, no comment provided. Drawing TI-3 and TP1 was not provided with the current submission. Please ensure revised drawings are provided with the next submission.	Refer to the Tree Inventory and Assessment Report, dated December 2024. Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

Comment #	Item	Sect #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
		TP2				The configuration of the street ending (hammer head) in Area 3 is not consistent with other drawings provided with the submission which show a circular terminus. Revision required. In Area 2, Please clarify why tree protection fencing is required within the feature (wetland) that is to remain undisturbed. Construction access through this feature is not acceptable, and has not been identified in the EIS/NHE. Revision	Not addressed, no comment provided. Drawing TP2 was not provided with the current submission. Please ensure a revised drawing is provided with the next submission.	Refer to the Tree Inventory and Assessment Report, dated December 2024. Alcorn
NH21	Land scape and enviro nmental maste r Plan (Mar ch 12, 2021)				Generally speaking the proposed approach to planting and restoration on site as depicted is acceptable with regards to species and components proposed for enhancement. Pending resolution of development limits and grading encroachments for all elements of the development, additional detail with regard to proposed compensation areas will be needed to ensure the compensation is located in areas where future disturbance/development is not anticipated. Woodland and wetland compensation areas should not be located on top of infrastructure, or in areas where future road extensions may occur. These areas should be clearly identified on restoration plans and excluded from Off-setting calculations. Notwithstanding the above, the potential for providing a net gain for the natural heritage system is clearly possible on this site.	See updated plan (EIS Page 33) for update. Net gain is provided. Additional detail will be provided with respect to compensation once development limits and grading encroachments have been agreed to. Woodland and wetland communities that are located in areas that are proposed for future road extensions will be excluded from the calculationsi.e. Street A.. Plantings that are proposed that are in conflict with proposed infrastructure will be relocated/deleted.	Not addressed, no response provided. The site plan needs to be revised to confirm a development limit that protects the natural features and their minimum VPZ on the subject property as mentioned above. After development limits are confirmed, compensation and restoration areas can be discussed.	There are no key natural heritage or hydrologic features within the proposed development area. Please refer to the May 2025 EIS. Roots/Alcorn
NH22	Tech nical Desig n Brief: Tribu tary of the East Holla nd River (Geo Morp	2			Please clarify what effect, if any, the historical ditching of the channel would have on existing channel form and dynamics, and how this is taken into consideration in the assessment and design. The existing channel has two distinct forms across the site; The ditched section, and the downstream natural channel that runs through active agricultural lands. Please clarify why the assessment looked at the reach as one unit.	It was looked at in three segments (see EIS Page 26). The channel will be supplied by natural flow and fill in the spring and drain over the summer creating a marsh meadow.	Not addressed, no response provided. A revised technical design brief was not provided with the current submission. Please ensure a revised report is provided with the next submission. Refer to the technical design brief of November 2021 by GEO Morphix Ltd.	Please note that this ditch has been determined to be municipal infrastructure and therefore is not a watercourse under existing conditions. The proposed plan looks to decommission the existing municipal ditch from the north property limit to the southeast corner of the existing woodland and the proposed channel through the open space block will now convey flows from the north property. Design parameters for the channel are based on the proposed hydraulic model results, not the existing ditch capacity.

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

	hix, April 9/21)				Staff have concerns that using the ditched section for design parameters will result in an over-sized realigned channel that will not function as intended, due to lack of sufficient flows to maintain the form.			LSRCA comments previously requested that the proposed low flow channel be sized to convey the 2-year storm event, and as such this sizing criteria was used to design the low flow channel in conjunction with the 2-year HEC-RAS model. SKA
Commen t #	Item	Sect. #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
NH23		3.2			Please clarify if the proposed channel form will intersect with the seasonal high water table in the floodplain.	For SKA	Not addressed, no response provided.	The proposed low flow channel invert elevations are generally near the estimated seasonally high groundwater elevation based on the groundwater contours provided by WSP. So, there may be some intersection in the wet spring months. SKA
NH24		3.2.4			The proposed wetland creation within the floodplain is supported, but please clarify if any direct water sources for these features are proposed, and if these features are intended to have surface connection to the channel. Please also clarify if it is anticipated if these features will intersect with shallow groundwater.	For SKA	Not addressed, no response provided.	Direct connections to the low flow channel are shown on the Landscape and Environmental Enhancement Master Plan, however please note this plan is conceptual at this time and detailed grading will be provided at detailed design. In addition to direct connections, surface drainage will drain to these wetlands from the rear yards of lots bordering the open space block, and from runoff from the open space block itself. The landscape architect will specify appropriate wetland species in these pockets for the proposed drainage conditions at detailed design. SKA
NH25		4.1			A staging and phasing plan will be required as part of the sediment and erosion control plan for implementation of channel works, and will need to address timing, tie-ins with upstream and downstream sections, flow management during construction and details with regard to construction of other elements in the floodplain, including trails, sanitary forcemain, outfalls and bridge crossings. Detailed construction plans are also required.	For SKA	Not addressed, no response provided	This will be provided during detailed design. SKA
NH26	Draft plan of subdi vision				Notwithstanding that the limits of development have not been appropriately defined and delineated within the EIS/NHE and modifications to address this may be required, the following comments are provided. Please clarify why the woodland wetland buffer block 160 extends north beyond the limits of the woodland and wetlands identified in the EIS/NHE?	See responses to #17 and #19. Plan has been revised. Wetland boundaries have been field staked.	Not addressed, no response provided. The site plan needs to be revised to confirm a development limit that protects the natural features and their minimum VPZ on the subject property as mentioned above. The boundaries of the wetland communities (SWD4-5, MAM2-2, SWT2, MAM2) need to be staked by the LSRCA, and not determined by the ‘outermost dripline’. Please contact the	A staking with LSRCA was completed on October 3, 2024 to map the boundaries of all wetlands within the development limits. Roots/Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

					The limit of the feature in block 159 is identified as based on outermost dripline. However, this feature is a swamp (forested wetland) and therefore its limits should be at least in part delineated by a wetland staking. It appears that the contiguous SWT 2 wetland community has not been captured as part of this feature. This needs to be addressed within the EIS/NHE. A site staking with LSRCA may be necessary to resolve this issue.		LSRCA to schedule a feature staking exercise for the subject property.	
NH27	Offsetting Chart				As the limits of features, buffers/VPZ have not been adequately delineated, and the limits of proposed grading/disturbance within and around these features have not been clearly identified and delineated, staff cannot assess the appropriateness of the proposed offsetting as outlined in the table provided. However, staff note that wetland removal is identified in the table identifying “Proposed Feature Creation”. The EIS/NHE did not identify or discuss any wetland removals for the proposed development. As stated, appropriate identification of existing features and potential impacts must be fully identified, rationalized, delineated, and mitigated. Off-setting, where applicable, is required for woodlands and wetlands as per LSRCA policies. Off-setting is not applicable to key natural heritage features that must be retained and protected on the landscape as part of the natural heritage system, as per municipal and provincial policies. Where offsetting is required, please ensure that figures are provided to identify lost areas and proposed replacement areas within the site. Please ensure that proposed off-setting replacement plantings or wetland creation are not located over infrastructure.	See responses to #17 and #19. Features have been staked and buffers established. No wetlands are removed. No wetlands are removed. Substantial no features will be created.	Not addressed, no response provided. A revised offsetting chart was not provided with the current submission. The LSRCA’s Ecological Offsetting is not applicable to natural heritage features that must be retained and protected on the landscape as per municipal and provincial policies (e.g. wetland, significant woodland, intermittent watercourse). Please revise the site plan to confirm a development limit that protects the natural features and their minimum VPZ on the subject property as mentioned above.	It is our understanding that the LSRCA Ecological Offsetting no longer applies to this development. Per discussions with LSRCA staff, offsetting for wetland loss in the development has been completed at a 3:1 ratio as illustrated in the Landscape and Environmental Master Plan. Roots

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage							
EIS (Sept. 2022)	3.3.3	24					NEW COMMENT: Delineate the location of the 6 amphibian stations surveyed in the study area on Figure 2. The location of the previous amphibian survey stations are not available. A discussion on amphibian habitat is provided in Section 4.3.2 of the May 2025 EIS. Roots
	4.2	36					NEW COMMENT: Provide appropriate mitigation measures for the rare and uncommon species on the subject property which may be impacted by the proposed development. The locations of rare/uncommon species in York Region were not confirmed in the previous EIS reports. As the majority of woodlands and wetlands on site will be maintained, it is anticipated that these species (if present) will be retained. In addition, these species can be included as part of the Landscape and Environmental Master Plan to offset any loss in the development area. Roots

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage									
Comment #	Item	Sect. #	Pg. #	1 st LSRCA Comments 1 st Submission September 12, 2019	Applicant response and 2 nd Submission of April 2021	2 nd LSRCA Comments on August 18, 2021	2 nd Applicant Response on Nov. 2022	3 rd LSRCA Comments on 3 rd Submission March 14, 2023	Applicant Responses of May 2025
	General							NEW COMMENT: Submit one final EIS report which includes the recommendations from Stantec’s aquatic habitat assessment, all referenced and requested figures, and a revised site plan that protects the natural features and their respective buffers.	Refer to the final EIS report by Roots Environmental dated May 2025. The Stantec aquatic habitat assessment and Ages Consultants reports no longer apply and are superseded by the above EIS. Alcorn

Submission Resubmission Requirements:

- 1. A completed response matrix including detailed response outlining how each of the comments above have been addressed with reference to applicable reports and drawings.
- 2. The response matrix is to also include a summary of any additional changes to the design and/or analysis. This includes changes to reports, drawings, details, facility design and changes not identified in the detailed response to comments.
- 3. Reports and engineering drawings and details are to be signed and sealed by a Professional Engineer.
- 4. All submissions and reports are to include a digital copy of applicable models.
- 5. All submission and reports are to include applicable technical components which achieve the minimum requirements outlined in the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submission, April 2022.

Important Notes and References:

- 1. Please contact the Lake Simcoe Region Conservation Authority (LSRCA) to scope any required Environmental Impact Study or Natural Heritage Evaluation.
- 2. The stormwater management submission is required to be prepared in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions. [Technical-Guidelines-for-Stormwater-Management-Submissions April 2022](#)
- 3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines. [Ontario Regulation 179/06 Implementation Guidelines](#)
- 4. The hydrogeological analysis is required to be prepared in accordance with “Hydrological Assessment Submissions: Conservation Authority” Guidelines for Development Applications.” [Hydrogeological Guidelines - Hydrological Assessment 2013](#)
- 5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [Watershed Phosphorus Offsetting Policy July 2021](#)
- 6. Low Impact Development Treatment Training tool can be found here: [LID Treatment Training Tool April 2018](#)
- 7. Lake Simcoe Region Conservation Authority Review Fees can be found here: [Planning Application and Permit-fees January 2022](#).
- 8. Please note that the review fees cover two rounds of reviews; third and subsequent submissions will be subject to additional fees per the fee schedule.

No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
ENGINEERING REVIEW								
Documents Reviewed: Far Sight Homes Functional Servicing and Stormwater Management Report, dated: Nov 2022, prepared by Sabourin Kimble and Associates.								
E1	8.1	25	The analysis used the 2013 HEC Ras model for the East Holland River which is outdated. The consultant needs to obtain and incorporate the current hydraulic model for this area (HRE_rev8a as of September 2019).		Not addressed. It is not clear from Section 8.1 if the latest model was obtained from LSRCA. Please update the section 8.1, hydraulic model accordingly. - Please provide the background survey information in support of the current existing conditions model. - Please include the following scenarios within the HEC-RAS model: 1. Existing Condition (LSRCA Approved); 2. Existing Condition (SKA updated); and 3. Proposed Condition. Please include a comparison table for water surface elevations for these scenarios in the SWM report.	The model was requested and obtained from LSRCA in Nov. 2019. If there is a more recent model, please advise. A copy of the data sharing agreement has been enclosed for your records. Survey information has been enclosed with this submission. Each of the requested scenarios have been included.	Partially addressed. The model is based on LSRCA Rev. 4c. The latest version Rev, 8a was provided in Nov 28. Please update the model using the Rev. 8a. The model contains 3 plans 2-Year, 5y-Reg, and EX-REGIONAL. As requested previously, please include the following scenarios within the HEC-RAS model: 1. Existing Condition (LSRCA-Rev. 8a); 2. Existing Condition (SKA updated); and 3. Proposed Condition. Please include a comparison table for water surface elevations for these scenarios in the SWM report.	Done, in 4 th submission SKA
E2	8.1	25	The HEC Ras model submitted shows a reduction in Regional peak flows from 47.7 cms to 28.4 cms between the south and north ends of the site. This appears to be an excessive change in these peak flows over a relatively short distance and needs to be fully documented and quantified to the satisfaction of the LSRCA.		Addressed.	No response required.	--	Addressed Alcorn
E3	8.1	25	Given the abrupt reduction in the width of the flood plain at the proposed bridge, contraction and expansion coefficients of 0.6 and 0.8 (respectively) would be more suitable for use in modelling this structure.		It appears that the Regional storm velocity at sections 3108.5 and 3108.3 is 3.3m/s and 2.31m/s respectively. Please confirm it will not have any adverse impact on the proposed houses. Also confirm if any slope stabilization measures will be required.	Detailed geomorphic and geotechnical assessment will be provided at detailed design to determine if any erosion protection measures are required.	Partially addressed. Please see comment E1.	Done, in 4 th submission SKA
E4	8.3	27	Table 4: This table indicates that there will be a loss in floodplain storage at a number of elevation intervals. However, the report concludes that there will be an increase in total storage (mass balance). This mass balance approach will only be acceptable if the following is demonstrated: - That the average travel time is maintained or increased for flood flows. A Post to Pre comparison is needed for each storm event (1:2 year		Partially addressed. Please provide the cut and fill locations on a drawing.	Cut and fill locations are shown on Figure 15.	Addressed.	Addressed Alcorn

Lake Simcoe Region Conservation Authority Technical Review – Natural Heritage

			through Regional event) between the upstream and downstream limits of the proposed development. That average flow velocities for the above noted events will not increase.					
No.	RE	RE	May 27, 2019 Comments on 1 st Submission	Applicant Responses and 2 nd Submission of April 2021	July 9, 2021Comments on 2 nd Submission	Applicant Responses and 3 rd Submission of Nov. 2022	March 24, 2023 Comments on 3 rd Submission	Applicant Responses of May 2025
ENGINEERING REVIEW								
E5			Section 3107.2 shows what appears to be a retaining wall. Maximum 3:1 slopes are to be assumed for all cross sections.		Addressed.	No response required	--	Addressed Alcorn
E6	General		--		Please provide pre-development and post development drainage plans as per Appendix A of the LSRCA Technical Guidelines for SWM submissions (2016). Including, but not limited to: - Drainage areas (internal and external); - Uncontrolled areas; - 100-year capture; and - Site Outlets.		Partially addressed. Please provide pre-development drainage plan. Drainage areas and drainage parameters appears to be missing in Figure 4.	Done, in 4 th submission SKA
E7	Hydrology Model		--		There appears to be discrepancy between the total drainage area under pre-development (27.12ha) and post-development (26.72ha). Please check and update the drawings, models and text in the report accordingly.		Partially addressed. The external drainage area 0.29ha is not shown on Fig 12. It is not clear where the 0.97/0.22 flows are shown on Fig 12.	Done, in 4 th submission SKA
E7	2.0	2	--		It is not clear what the total development area is. Please provide the total site area in Section 2.0.		Addressed.	Addressed Alcorn
E8	5.2.2	8	--		Please elaborate the external drainage flowing through the site under proposed conditions.		Figure 4 is provided, but the drainage areas are missing	Done, in 4 th submission SKA
E9	6.0 and 6.1	12	--		Please include the volume control criteria as per the Section 2.2.2 of the LSRCA Technical Guidelines for SWM Submissions (2016)		Addressed.	Addressed Alcorn
E10	Appendix C		--		Phosphorus loading is calculated for 27.12ha. Please include the Phosphorus loading from the current development area only. Please discuss with LSRCA staff prior to the next submission.		Addressed.	Addressed Alcorn
E11	RESUBMISSION REQUIREMENTS: 1. A completed response matrix which includes a detailed response outlining how each of the comments above have been addressed with reference to applicable reports/drawings (i.e. specific sections/pages/details or tab identifiers). 2. The response matrix is to also include a summary of any additional changes to the design (i.e. in addition to those not identified in the detailed response to comments, and includes changes to reports, drawings, details, facility design, etc.). 3. Reports and engineering drawings/details are to be signed and sealed by a Professional Engineer. 4. Reports are to include a digital copy of applicable models. All submissions/reports are to include applicable technical components which achieve the minimum requirements outlined in the LSRCA Technical Guidelines for Stormwater Management Submissions, September 2016.							