

WELLINGS OF Port Hope Comments		21-Nov-22			
No.					
1	Works & Engineering	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	W&E staff do not agree with the findings and conclusions as outlined in the Traffic Design Brief and will commission a peer review of the Traffic Design Brief by a qualified traffic consultant/engineer. W&E does not agree that the proposed development will have a "negligible impact on the adjacent road network". MTO may also need to comment on this proposal due to the proximity of Toronto/Fox Road to the Highway 401 Corridor.	Warren Coulter Engineering Project Coordinator	Review Traffic Design Brief with NexTrans	NexTrans	Full TIS being prepared (proposal is included in google drive)
b	Sidewalks will be required along Henderson Street as per previous W&E comments provided at pre-consultation.	Warren Coulter Engineering Project Coordinator	Plan and design sidewalks	NLG Design and Planning	Pedestrian connection being discussed with Town Staff
c	The Functional servicing report appears to address most sanitary and water requirements; however, W&E is seeking additional input from MPH's water and wastewater staff accordingly and will provide their comments under a separate memo.	Warren Coulter Engineering Project Coordinator	Address comments from water & wastewater staff when they come	Odan Detech	Noted
d	Parking will need to meet all AODA standards in accordance with O. Reg. 191/11	Warren Coulter Engineering Project Coordinator	Review parking standards with O. Reg. 191/11	NLG Planning	Noted
e	Stormwater Management will need to follow the Report as noted below and be over controlled due to pipe size (Please note that GRCA provides SWM review on behalf of the Municipality, Leslie Benson, P.Eng. is contact). LIDs are encouraged.	Warren Coulter Engineering Project Coordinator	Ensure SWM report follows municipal/GRCA standards	Odan Detech	Noted and followed. SWM report follows GRCA design guidelines. LID's will be reviewed at the Detailed Design Stage (SPA) to determine if they are viable for the site.
f	Is there a drawing showing where water lines are coming into property and how all the buildings are being serviced? They may need private hydrants but I would run that by Fire and Building. They will need a possible metering/backflow house and one potentially near property line (has to be above ground). The domestic and fire lines will require a hot tap including disinfection as per the latest MECP Disinfection Procedure	Mike Stewart Manager of Water, Municipality of Port Hope	Address water lines and building servicing	Odan Detech/NLG design	Townhomes will be serviced via 25mm water services to each unit with Hydrants for protection as per OBC. The Apartment will have both fire and domestic service provided to the building with Hydrant located 45m from Siamese connection.
2	GRCA	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	The SWM report must reference and adhere to the GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions. Please update.	Ken Thajer Planning & Regulations Coordinator	Update SWM report accordingly	Odan Detech	Noted and updated
b	Sect. 3.3 states that "Design Storm Data for the Town of Port Hope" was used, but the Rainfall/Intensity/Duration Chart (Appendix D) shows that the Peterborough rainfall station was used. The consultant must use Port Hope's IDF curves or those listed in the GRCA's aforementioned Guidelines.	Ken Thajer Planning & Regulations Coordinator	Use Port Hope's IDF curves as specified	Odan Detech	Corrected according to Port Hope's IDF curves
c	Confirm that there are no external areas draining into the site particularly from the north of the west.	Ken Thajer Planning & Regulations Coordinator	Confirm there are no external areas draining into site	Odan Detech	There are no external areas draining into site. The site is bounded by existing ditches on south, east and west sides as well as the surface slopes from north-east towards south-west outside the site. The adjacent Hotels lands are self contained.

d	The site is proposed to outlet to an off-site drainage ditch. Confirm ownership of the ditch and/or whether there is a drainage easement over the ditch in favour of the Municipality	Ken Thajer Planning & Regulations Coordinator	Confirm ownership of drainage ditch	NLG Planning	Drainage ditch is owned by Municipality of Port Hope; there is no easement (Ditch PIN is included in google drive)
e	Replace the proposed orifice plate with a tamper-proof orifice tube.	Ken Thajer Planning & Regulations Coordinator	see comment	Odan Detech/NLG design	The orifice plate is used instead of orifice tube to decrease the discharge due to site low flow control condition imposed on the development. Please refer to item (e) page 15 - Technical and Engineering Guidelines for Stormwater Management Submissions, Orifice tube or orifice plate can be used. At the detailed design stage additional details to prevent tampering with device will be shown.
f	The proposed pond located in the northwest corner of the site does not appear to scale out to 599 m3 in volume. Please address.	Ken Thajer Planning & Regulations Coordinator	address pond size	Odan Detech/NLG design	The pond Stage-Storage Table is provided in Appendix D.
g	Appendix D lists six parts to the appendix; however, there is no Pre-development Storm Drainage Plan, no Post-development Storm Drainage Plan, no Stage/Storage/Discharge Calculation Sheets, no Visual OTTHYMO Model and no Visual OTTHYMO Design Storm Output. Please provide	Ken Thajer Planning & Regulations Coordinator	Add missing info to appendix	Odan Detech	Parts added to Appendix.
h	A pre and post-development schematic must accompany the Visual OTTHYMO. Please address	Ken Thajer Planning & Regulations Coordinator	Provide pre and post dev. Schematic	Odan Detech	Schematic added to Appendix.
i	The Upstream Quantity Storage table in Appendix D does not seem to make sense. The Storage is clearly the volume of the underground tanks, but where does the Discharge column come from given that the outlet control is considerably downstream with a large majority of the site draining downstream of the tanks. Please clarify.	Ken Thajer Planning & Regulations Coordinator	Clarify Upstream Quantity Storage table in Appendix D	Odan Detech	The stage-storage-discharge sheet is included in Appendix D. The discharge is calculated at each elevation using the equation of orifice as shown in the sheet.
j	Sect. 3.3 states that the "post-development tributary areas" are shown in Appendix D, but they are not. Please address.	Ken Thajer Planning & Regulations Coordinator	Show "post-development tributary areas" in Appendix D	Odan Detech	Added to Appendix D.
k	Nothing has been submitted which supports that the "Total Storm Water Storage Required" is 719 m3 as stated in Sect. 3.3. Please address.	Ken Thajer Planning & Regulations Coordinator	Confirm that total storm water storage is 719m3	Odan Detech	The total storage required is calculated by VOH and it is shown within VOH output as a reservoir-max. storage used.
3	Cogeco	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	Cogeco Connexion has no comments	RYAN FURNISS Network Delivery Coordinator	n/a	n/a	n/a

4	KPRDSB	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	KPRDSB has reviewed the applications and have not identified any concerns or issues related to our mandate with the proposed official plan and zoning by-law amendments.	Jeannette Thompson Manager, Planning Services	n/a	n/a	n/a
5	Parks and Recreation	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	PRC has reviewed and has no comments to bring forward on the technical aspects of the application. Parkland dedication will be applicable, in which case we request cash in lieu	Julia Snoek Director, Parks, Recreation and Culture	n/a	n/a	n/a
6	County of Northumberland, Planning	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	at this time, the County has no concerns with the proposed Official Plan and Zoning By-law Amendment applications, pending comments from our Transportation Services Division, which will be provided under separate cover.	Ashley Yearwood Senior Planner, Land Use Planning	n/a	n/a	n/a
7	County of Northumberland, Public Works	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
1	NCPW recommends a full traffic impact study be conducted; see full comment for list of TIS requirements	Denise Marshall Director of Public Works Dept.	Prepare full TIS	Nextrans	being prepared (proposal is included in google drive)
2	The internal road to for the development must be built to municipal standards. The road structure shall be designed to accommodate highway vehicle loading for the waste collection vehicles. Each townhouse unit must have its own frontage to be considered for curbside collection. The proposed 4- storey seniors independent living would be required to have a private collection contract. The County has attached a copy of the Waste Management By-Law 2018-22 with more detailed information of qualifying for curbside collection and the road design (Pages 30 – 32)	Ashley Yearwood Senior Planner, Land Use Planning	Confirm waste management requirements	NLG Planning/Design	noted
3	Should the Municipality of Port Hope request a Traffic Impact Study (or revised) be submitted for this development, the County would like to receive a copy for our information / records	Ashley Yearwood Senior Planner, Land Use Planning	Ensure the county gets a copy of TIS	NexTrans	will be done upon submission

8	MTO (Concerning Stormwater Management Plan)	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	Please provide a drawing showing post development catchment areas, as well as identify what areas the dry pond and underground storage are capturing. The drawings provided are unclear to us, and it appears that the Storm Water onsite is being conveyed mainly via a storm sewer network.	Fiona Parfitt Planning Intern; Corridor Management Section, East Operations	Confirm post dev. Catchment areas	Odan Detech/NLG design	Post-development areas are shown in the post development tributary area figure in Appendix D. All areas are controlled by the downstream orifice and will back up to the dry pond and underground storage tank system.
b	Additionally, please provide a cross section detail of the dry pond which includes further details and/or calculations to show how the required volume of the pond was determined.	Fiona Parfitt Planning Intern; Corridor Management Section, East Operations	Show how required volume of pond was determined	Odan Detech	Cross Section has been added, additional details will be provided at the SPA stage. The Pond stage-storage Table is available in Appendix D.
c	It was stated that Visual OTTHYMO output results are in the appendix, however, it was not found in the report that was submitted. Please provide the analysis results for all design storms in report.	Fiona Parfitt Planning Intern; Corridor Management Section, East Operations	Provide analysis results for all design storms in report	Odan Detech	These have been added to the report Appendix.
9	Canada Post	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	Canada Post has no objections for the proposed development. (See actual comments for Service type and location, Municipal requirements, Developer timeline, obligations and installation)	Chris Wilson Delivery Services Officer/Delivery Planning	n/a	n/a	n/a

10	CNL	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	It is recommended that excavated soil and non-granular material be monitored for above background levels of gamma radiation if excavation activities or landscaping activities are being conducted that will involve the movement of material on or off the property	Donald Scharfe Senior Project Specialist, Small-Scale Sites	ensure the aforementioned material is monitored	Project manager/construction team	Will be noted upon tendering
b	CNL recommends the builder follow Ontario Building Code Section 9.13.4.1 (Soil Gas Control), with the rough-in for a subfloor depressurization system installed according to MMAH Supplementary Standard SB-9, "Requirements for Soil Gas Control"	Donald Scharfe Senior Project Specialist, Small-Scale Sites	Ensure the follow Ontario Building Code Section 9.13.4.1	Project manager/construction team	Will be noted upon tendering
c	It is also recommended that CNL be advised of any fill soil brought to the property, so that radiological monitoring of this material may be performed. This does not apply to granular material.	Donald Scharfe Senior Project Specialist, Small-Scale Sites	Advise CNL of soil brought on site	Project manager/construction team	Will be noted upon tendering

11	Ellexicon Energy	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	Ellexicon Energy Inc. has no objection to the proposed Site Plan Application to permit/construct the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands.	Hocine Boudhar Planning & Standards	n/a	n/a	n/a
b	The applicant or its authorized representative shall consult with Ellexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details.	Hocine Boudhar Planning & Standards	see comment	NLG Planning	we will be setting up a meeting with a representative from Ellexicon in the near future
c	The applicant or its authorized representative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Ellexicon Energy Inc. with sufficient lead-time in order to ensure: a) The timely provision of supply to new and upgraded premises; and/or b) The availability of adequate capacity for additional loads to be connected in the existing premises	Hocine Boudhar Planning & Standards	see comment	NLG Planning	we will be setting up a meeting with a representative from Ellexicon in the near future
12	Meridian Planning	PREPARED BY	TO DO ITEMS	WHO IS RESPONSIBLE	COMPLETION
a	Planning Justification Report - no comments. A determination will need to be made on whether the Subject Lands should be designated Residential instead of General Commercial to recognize the permanency of the residential use after the public meeting. In addition, given the size of the site and its location, consideration should be given to increasing the number of needed rental units in the Municipality. As well, a review of the potential uses that could be developed on the Maple Lodge Farms lands is required to be carried out to determine the proposal's consistency with Section 1.2.6.1 and 1.2.6.2 of the Provincial Policy Statement.	Nick McDonald	see comment	NLG Planning	Noted
b	Zoning Matrix - confirmation that the required amount of amenity area per street townhouse dwelling unit as per Special Provision 4 on Table 6.6 is required. In this regard, the site plan should identify where these amenity areas are	Nick McDonald	Identify site amenity areas	NLG Design	Amenity areas identified on site plan
c	Noise Impact Study - The Municipality of Port Hope does not have the ability to restrict the use of adjoining properties as recommended (no deliveries between 11pm - 7 am at adjacent commercial sites). As a result, impacts of the worst case scenario posed by night-time deliveries need to be addressed	Nick McDonald	Address worst case scenario projections	Aeroustics	restriction on delivery times will address the worst case nighttime scenarios (response is included in google drive)
d	Commercial Land Impact Assessment - while the conclusions made in the report appear to be supportable, additional information is required on the location and areas of other commercial lands in the Urban Area. In this regard, Figure 5.1 identifies these commercial areas in the form of 'blobs'. Greater specificity is required. In addition, a review of potential constraints to commercial development on other parcels should be further explored - such as those posed by MTO requirements and proximity to the Long Term Waste Management Facility.	Nick McDonald	Specify the review of commercial land in PH ; review comments from MTO	Tate Economic Research	Response is included in google drive
e	Preliminary Geotechnical Investigation - no comments	Nick McDonald	n/a	n/a	n/a

f	Phase 1 Environmental Site Assessment - no comments	Nick McDonald	n/a	n/a	n/a
g	Overall site plan - Site layout appears to function well. Further consideration of site design and in particular landscaping, will occur at the Site Plan Approval Stage. One preliminary comment is that further enhancements to the landscaping proposed should be considered along Henderson Street as is additional pedestrian connections to the site from Henderson Street. Please note that a 3.0 metre wide planting strip is required along Henderson Street in accordance with Section 4.25.1 iv) of the Zoning By-law	Nick McDonald	confirm landscaping/pedestrian connections along Henderson	NLG Planning/Design	Potential pedestrian connections to be discussed with town; proposed connection shown on updated site plan
h	Traffic brief - Comments have been provided by the County, MPH Works and Engineering and MTO - these all need to be addressed as required. In addition to the above comment, For the street townhouse units, the Zoning By-law currently requires 2 spaces per unit provided 3 spaces are provided for every two dwelling units in a building containing 8 or more dwelling units. Based on a review of the draft site plan, it does not appear as if any of the street townhouse buildings have 8 units, meaning that 2 spaces are required for each unit, meaning that 72 spaces are required for the 36 street townhouse units. It is noted that the Municipality is also considering the removal of the 3 spaces for every two dwelling unit standards in the Zoning By-law update as well because it is difficult to require when street townhouses are developed as freehold units. Notwithstanding the above, given that the Subject Lands will be developed as a rental property, a reduction in the 2 spaces per unit can be considered. For bicycle parking spaces, the draft Zoning By-law proposes to require 1 long-term bicycle parking space for every 4 dwelling units and the greater of 1 short term space for every 12 dwelling units or 6 spaces. This emerging standard should be considered in the next iteration of the site plan	Nick McDonald	Address Traffic Brief comments; confirm car and bike parking amounts	NexTrans; NLG Planning	Full TIS is being prepared (proposal is included in google drive)
i	Functional Servicing and Stormwater Management Report - no comment	Nick McDonald	n/a	n/a	n/a