



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

May 15, 2023

Ms. Rossalyn Workman MURP RPP
Community Planner, Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

Dear Ms. Workman:

RE: Response to Public Meeting Comments
111 George Street, Township of Clearview
PT LT 43 S/S OF GEORGE ST PT LT 44 S/S OF GEORGE ST. PLAN 138 & 315 NOTTAWASAGA AS IN R0269156
& R0270924 EXCEPT PT 1& 2, 51R22105; CLEARVIEW
432903000101702
File: ZEN-28718-149 (ZENG)

This letter is being provided in response to the statutory public meeting held on April 26th, 2023 related to Project No. 2023-013-ZB.

The purpose of the application is to amend the zoning on a portion of the subject lands from a 'Development Area' (DA) Zone to 'Residential Low Density Exception Hold (RS2-XX (HXX) Zone and Development Area Exception Hold' (DA(HXX) Zone. The proposed exception will consider proposed changes to provisions of the 'Residential Low Density' (RS2) Zone; consider provisions relating to detached accessory structures; and to permit development on partial services. The Hold (HXX) will be lifted once: municipal water and sewage servicing capacity has been allocated to the lands; registration of a plan of subdivision; and completion of a master servicing study. The effect of the application is to consider appropriate zoning of the subject lands to consider an application to sever the existing dwelling on the subject lands.

The following is a summary of comments received and a provided response:

| Date | Comment | Response |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| April 26, 2023 | <p>Nottawasaga Valley Conservation Authority</p> <ul style="list-style-type: none"> REPORT: Tatham Engineering, "Floodplain Hazard Study - 2nd Submission", dated May 22, 2020. Ontario Regulation 172/06. <p>The property falls entirely within an area affected by Ontario Regulation 172/06 (the Authority's Development,</p> | Acknowledged. No further response. |



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| | <p>Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) where a permit is required from the NVCA under the Conservation Authorities Act prior to construction or grading on regulated portions of this property. The area is affected by the regulation due to the Mad River's floodplain.</p> <p>Based upon a review of the proposed site plan provided with the application NVCA staff offer the following regulatory comments:</p> <p>Natural Hazard Comments</p> <p>Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</p> <p>A Floodplain Assessment was completed as part of the Plan of Subdivision, delineating the development limits. NVCA staff provided acceptance of the flood hazard assessment on August 11, 2020. NVCA staff therefore have no natural hazard concerns with the proposed Zoning By-law Amendment.</p> <p>Conclusion</p> <p>In closing the NVCA has no objection to the approval of this application.</p> | |
| <p>April 21, 2023</p> | <p>Enbridge</p> <p>Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.</p> <p>It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property</p> | <p>Acknowledged. No further response.</p> |



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| | <p>when subdividing or severing an existing land parcel. For more details contact ONTLands@enbridge.com. Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.</p> | |
| <p>April 26, 2023</p> | <p>Ratepayer, James Slatter</p> <ol style="list-style-type: none"> 1. Who will be responsible for the Sewage pumping station and is such a SPS allowed on a floodplain, does it have a holding tank and if so is this allowed on a floodplain. Is the SPS within the limits of the Mary Street well head protection zone. 2 Can approval be given without the South East study plan completed? 3. My property is located downstream from project and I would like to know if there has been a study completed on these lands to determine what effects this project might have on property? 4. I would like to know what will be the impact should there be serious flooding, what impact will the Sewage expansion, and this development plan have on natural floodplain? | <p>Please see Tatham Engineering response appended.</p> |
| <p>April 26, 2023</p> | <p>Ratepayer, Yury</p> <p>Comments were extensive. See comments directly.</p> | <p>Please see Tatham Engineering response appended.</p> |
| <p>April 26, 2023</p> | <p>Mayor, Doug Measures</p> <p>Comments regarding interior side yards and the concern regarding access or larger equipment to the rear yard of the proposed lot.</p> | <p>We understand from the comments made at the public meeting that there is concern with regard to the proposed interior side yard setbacks. The proposed lot proposes to sever an existing residence. By virtue of the existing dwelling location, the lot frontage is 19.9 m. This would be considered a wide lot frontage for new development. This frontage is a result of several factors: location and width of existing residence, location of proposed easement on east side, location of proposed drainage block, and the ability to evenly distribute the remainder of the overall lot frontage into six (6) single residential lots.</p> |



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| | <p>The proposed lots range from 13.5 m to 14.5 m. These frontages were a function of the following:</p> <p>Lot 1 - 14.5 m lot frontage and would be the end lot within the draft plan, and adjacent to existing residential.</p> <p>Lot 2 - 14.0 m lot frontage and is adjacent to Severed Lot. The relief to the west interior side yard, allows Lot 2 to be provided 14.0 m.</p> <p>Lot 3 - Lands subject to Consent.</p> <p>Lot 4 - 6 - 13.5 m lot frontage, providing consistency in lot frontages.</p> <p>Lot 7 - 14.5 m lot frontage on a lot that is adjacent to the proposed servicing block and is an irregular shape - thereby reducing the overall developable area (due to a significant angle of east lot line (function of overall property boundary)).</p> <p>In our opinion, the proposed lot is 19.9 m in width, already significantly wider than the adjacent proposed lots. In our opinion, the owner would have reasonable access to the rear yard. Should larger pieces of equipment be required, then it is reasonable to expect that the landowner would be responsible for obtaining approvals from adjacent landowner, or from the municipality as the owners of the servicing block and SWM block.</p> <p>To provide the required setbacks of 1.5 m, would directly reduce the lot frontage of proposed Lot 2 in the draft plan, and a reduction in Lots 4-7 respectively (or reduce one of the lots). Respectively, reducing lot frontages that are significantly smaller than the proposed 19.9 m lot. The reduction may also directly affect the proposed house widths on the effected lots.</p> <p>In our opinion, it remains good planning, to allow the reduction in the side yards from 1.5 m to 1.2 m and 1.3 m. We are of the opinion that the owner or future owner of the proposed (severed) lot does maintain the ability to access the rear yard, and that it remains reasonable that if that owner requires larger pieces of equipment in the rear yard - it is for a special project and is reasonable that they could obtain a neighbours' approval to obtain access. (keeping in mind two neighbour at east and rear are the municipality).</p> |
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We trust the above is satisfactory and we look forward with moving forward with approval of the proposed Zoning By-law Amendment.

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal

Attached: Tatham Engineering Response

P.O. Box 246, STN MAIN
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File 418426

September 23, 2021

Rossalyn Workman, MURP, RPP, Dipl.M.M.
Community Planner, Policy and Approvals
Township of Clearview
217 Gideon Street
Stayner, Ontario L0M 1S0
rworkman@clearview.ca

Re: 101 Edward Street and 111 George Street, Township of Clearview
Response to Public Comments

Dear Rossalyn:

On behalf of 2408969 Ontario Inc., please find below our responses to comments provided from the public (specifically a letter provided from Yury, the resident at 3067 Concession Road 3) during the public meeting held on May 10, 2021 for the proposed 101 Edward Street and 111 George Street residential development (Town File 2019-024 and 2019-025). Our responses are provided in bold.

1. What impact this phosphorus content poses to soil and groundwater contamination? What are potential hazards?

Phosphorous is a concern with respect to watercourses and lakes as it contributes to the eutrophication process. Phosphorous is generally not a concern with respect to soil and groundwater.

2. Is subject property on George street and my property are located on floodplain?

Tatham Engineering has completed a floodplain hazard study in support of the proposed development which confirms the limits of the floodplain, and demonstrates the development can proceed without impacting adjacent/downstream properties. This report has been reviewed and approved by the Nottawasaga Valley Conservation Authority (NVCA).

3. Is Flood Plain Hazard study of May 2019 submitted by Tatham Engineering for 2408969 Ontario Inc is a correct procedure to move floodplain line from existing position as of Hydrology research made in 1988?

The floodplain hazard study has been completed with more recent information than was utilized in the 1988 flood study. The study has been completed utilizing best engineering practices, and follows the requirements of the NVCA who are the regulatory agency tasked with reviewing and

approving floodplain studies in their watershed. The floodplain hazard study has been reviewed and approved by NVCA.

4. How will Township of Clearview ensure that Flood Plain Hazard study of May 2019 submitted by Tatham Engineering is a correct procedure to establish a proposed floodplain line? Will Township of Clearview hire a subject matter expert to check it?

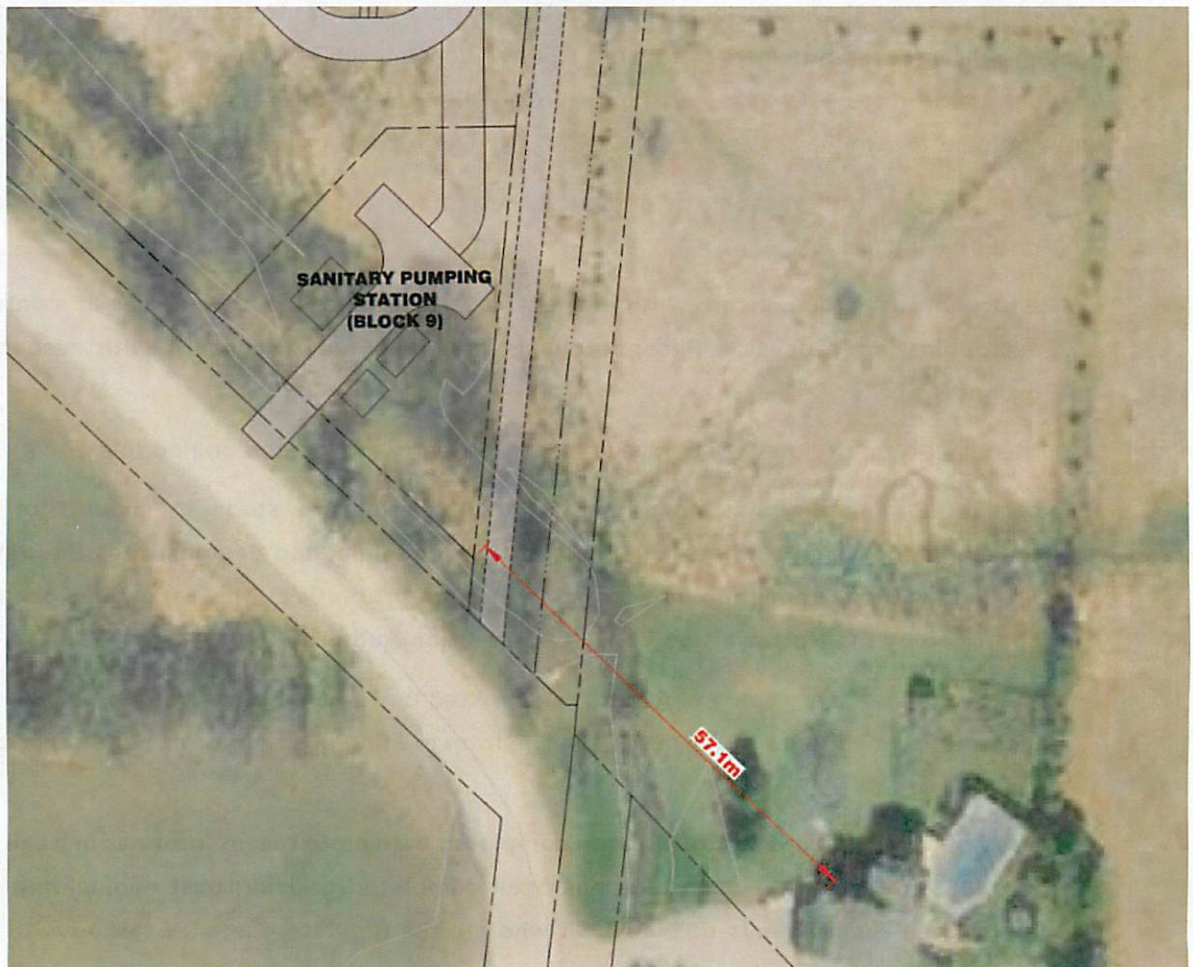
See response to Comment #3.

5. Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?

The sanitary pump station will not be located within hazard (flood) land.

6. What is the set back from my residence to sanitary pumping station? Please provide a drawing.

Setback from sanitary pumping station to the nearest residence (3067 Concession 3 South) is approximately 57.1 m, as per below image.



7. Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?

During normal operating conditions no new hazards are expected from either the sanitary pumping station or the SWM pond.

The sanitary pumping station will be equipped with a stand-by generator to operate the pumps in the event of a main power failure. The pumping station will not be located where there is a risk of flooding.

The SWM pond will be designed with an emergency overflow weir to ensure safe conveyance during an emergency situation.

8. Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?

No, untreated sewage is not considered a hazardous substance.

The sanitary pumping station is not proposed to be located on hazard land.

9. Will sanitary pump station create any nuisance whether it be odor or noise?

The sanitary pumping station will be equipped with submersible pumps and these have a very low noise. The only source of noise will be the stand-by generator, which must be run once a month to verify it is in proper operating condition. The generator and its silencer will be designed to ensure noise levels are within the provincial standards.

The sanitary pumping station does not have any odours under normal conditions as the pumps are designed to empty the wet well of the sewage it receives every 15 minutes or so.

10. Is there any plan to mitigate such?

See response to Comment #9.

11. Will a proper buffering plan for existing and future vegetation and landscaping protecting value and appearance of my property from adjacent George street property be provided?

Landscaping plans will be provided during detailed design. Vegetation will be maintained/enhanced where possible to provide sufficient buffering.

12. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?

The project is a private development and will not be funded by the Township.

13. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station. Advance dewatering may be needed as per



Geotechnical Investigation Report submitted by Cambium Inc. Is there any potential hazard to vegetation in my garden and well water levels on my property?

Prior to construction dewatering a mitigation plan will be prepared in the event adjacent wells are impacted. A temporary water source will be provided to residences with impacted wells, if required.

14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to do and overall what will happen with my fence in the area adjacent to George St. property.

Details of minor grading on adjacent lands will be confirmed during the detailed design process. It is noted this minor grading work (if required) is in support of the East Creemore Drainage Study channel solution which is proposed along the eastern boundary of the subject site.

15. Will a construction be overseen by representative from Township to make sure that conditions and recommendations mentioned in documents and in general construction practices are met? (E.g. suggested dewatering during drier season, etc.)

Yes.

16. Which road will be used for construction traffic?

To be determined prior to construction.

17. What procedures will be used to mitigate impact from noise and dust?

Construction will only take place during the allowable working hours as per Township by-laws.

Dust will be minimized using a variety of techniques (to be determined by the selected contractor), including, but not limited to: application of water to disturbed areas, temporary seeding of disturbed areas, and regular street sweeping.

18. How long will construction last for proposed development?

To be determined during detailed design/prior to construction.

19. What will be the business hours of construction works?

Construction will only take place during the allowable working hours as per Township by-laws.



Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

Tatham Engineering Limited

A handwritten signature in black ink, appearing to read "Nick Millington". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nick Millington, P.Eng.
Senior Engineer, Group Leader
NM:klc

T:\2018 PROJECTS\418426 - 101 Edward Street - Creemore\Documents\Correspondence\L - Workman001 - Response to Public Comments.docx



File 418426

May 12, 2023

Rossalyn Workman, MURP, RPP, Dipl.M.M.
Community Planner, Approvals and Policy
Township of Clearview
217 Gideon Street
Stayner, Ontario L0M 1S0
rworkman@clearview.ca

Re: 111 George Street, Township of Clearview
Response to Public Comments

Dear Rossalyn:

On behalf of 2408969 Ontario Inc., please find below our responses to comments provided from the public (specifically letters provided from James Slattery, the resident at 3164 Concession Road 3, and Yury Prakapenka, the resident at 3067 Concession Road 3) during the public meeting held on April 26, 2023 in support of the proposed severance of the existing dwelling from the retained parcel located at 111 George Street (Township File no. 2023-013-ZB). The comment letters are appended for reference.

As you are aware, the lands located at 101 Edward Street and 111 George Street are proposed for a residential development (Township File nos. 2019-024-SD, 2019-025-SD and 2019-024-ZB), referred herein as the 'Zeng Development', which is awaiting Draft Plan Approval. It is understood the comments provided are concerned with the Zeng Development, and not the proposed severance. However, responses have been provided.

It should be noted that no servicing works will be required at this time in support of the proposed severance as there is an existing dwelling on the proposed severed lot which is provided with municipal water service and private septic bed. No grading work will be required in support of the severance.

The following questions have been received from Mr. Slattery via a letter dated April 26, 2023. Our responses are provided in bold.

| QUESTION # | QUESTIONS & RESPONSES |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Who will be responsible for the Sewage pumping station and is such a SPS allowed on a floodplain, does it have a holding tank and if so is this allowed on a floodplain. Is the SPS within the limits of the Mary Street well head protection zone. |

| QUESTION # | QUESTIONS & RESPONSES |
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The requirement for the SPS is triggered by future development within Creemore and is being considered as part of the larger municipal servicing review (Master Servicing Plan for Water and Wastewater Servicing) initiated by the Township of Clearview, and is not required in support of this severance application. However, should the SPS ultimately be located on the subject lands, the proposed grading will ensure the SPS is not located within the hazard (flood) land. The SPS will ultimately be assumed by the municipality. Preliminary designs of the SPS are currently being advanced. The proposed SPS is not located within the Mary Street well head protection zone.

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| 2. | <p>Can approval be given without the South East study plan completed?</p> <p>Assuming this comment is referring to the East Creemore Drain Study and the proposed drainage solutions, yes, the proposed severance can be approved under existing conditions as the proposed East Creemore drainage solutions will have no impact on the severed lot.</p> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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| 3. | <p>My property is located downstream from project and I would like to know if there has been a study completed on these lands to determine what effects this project might have on property?</p> <p>The proposed severance will have no impact on downstream properties. The site specific studies prepared in support of the proposed Zeng Development have also demonstrated there will be no negative impacts to downstream properties.</p> |
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| 4. | <p>I would like to know what will be the impact should there be serious flooding, what the impact will the Sewage expansion, and this development plan have on natural floodplain?</p> <p>A floodplain hazard study has been prepared in support of the proposed Zeng Development (Township File nos. 2019-024-SD, 2019-025-SD). This study has been reviewed and approved by the Township and the NVCA. The future grading works on the property will ensure the SPS and SWM pond are located outside of the flood hazard. The study demonstrated there will be no impacts to upstream, downstream or adjacent properties.</p> |
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The following questions have been received from Yury Prakapenka, the resident at 3067 Concession Road 3). Our responses are provided in bold.

| QUESTION # | QUESTIONS & RESPONSES |
|------------|-----------------------|
|------------|-----------------------|

| | |
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| 1. | <p>What about storm water management system, should it not be a part of this same condition?</p> <p>There is no servicing, grading or SWM implications due to the proposed severance. A SWM plan has been prepared in support of the proposed Zeng Development (Township File nos. 2019-024-SD, 2019-025-SD and 2019-024-ZB) which will be implemented when these projects proceed to construction.</p> |
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QUESTION #

QUESTIONS & RESPONSES

2. Getting ready to today's event I went over some documents provided on the official township website. In almost all instances there is no sound mention of my property. My property will be mentioned as rural, agricultural, except couple aerial shots of poor quality where my house can be seen slightly. All other adjacent properties to subject property marked as "Existing". I find it misleading and had requested in the 1st public meeting to resubmit that portion of documents properly.

Where relevant, future documents will be updated to note the residential nature of your property.

3. How this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself?

The proposed severance will have no impact on your property. The future SPS and SWM pond will both be designed in accordance with current engineering standards and best practices which are created to mitigate potential negative effects.

4. What is the plan should emergency arise?

Please see our response below to Question 7.

5. Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?

The SPS will not be located within hazard (flood) land. The area will be graded to ensure the SPS is not located within the flood hazard. This approach has been previously reviewed and approved by the Township and NVCA.

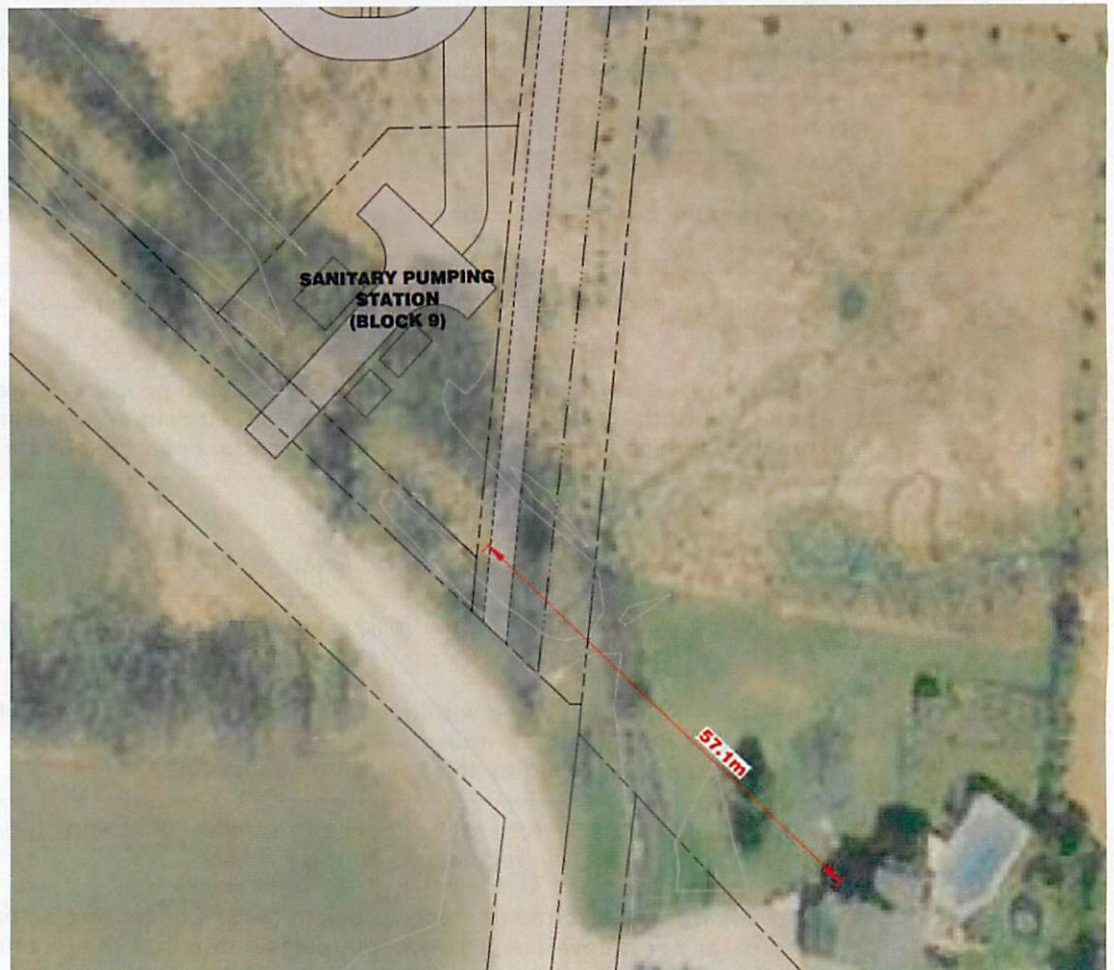
6. What is the set back from my residence to sanitary pumping station? Please provide a drawing? What are the regulations on this matter?

Setback from SPS to the nearest residence (3067 Concession 3 South) is approximately 57.1 m, as per below image. However, please note that the location of the SPS is to be confirmed following the completion of the larger municipal servicing review (Master Servicing Plan for Water and Wastewater Servicing) initiated by the Township of Clearview.



QUESTION

QUESTIONS & RESPONSES



7. Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?

During normal operating conditions no new hazards are expected from either the SPS or the SWM pond.

The SPS will be equipped with a stand-by generator to operate the pumps in the event of a main power failure. The SPS will not be located where there is a risk of flooding.

The SWM pond will be designed with an emergency overflow weir to ensure safe conveyance during an emergency situation.

8. Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?



| QUESTION # | QUESTIONS & RESPONSES |
|------------|-----------------------|
|------------|-----------------------|

No, untreated sewage is not considered a hazardous substance.

The SPS is not proposed to be located on hazard land.

9. Will sanitary pump station create any nuisance whether it be odor or noise?

The SPS will be equipped with submersible pumps and these have a very low noise. The only source of noise will be the stand-by generator, which must be run once a month to verify it is in proper operating condition. The generator and its silencer will be designed to ensure noise levels are within the provincial standards.

The sanitary pumping station does not have any odours under normal conditions as the pumps are designed to empty the wet well of the sewage it receives every 15 minutes or so.

10. Is there any plan to mitigate such?

Previously answered in Tatham’s letter dated November 19, 2021. Please see our response to Question 9.

11. My next concern will be related to proper buffering my property with vegetation and landscaping from SWM pond that will have steel fencing, blankets, danger signs and overall has industrial design that is not in harmony with surrounding neighborhood.

Noted.

12. As of right now there is no design provided for SPS but I would like to know if it would be buffered accordingly too.

The detailed design of the SPS will not commence until the Master Servicing Plan for Water and Wastewater Servicing is completed. The SPS shall be designed in accordance with the Township’s Pumping Station Design Guide, Ministry of the Environment, Conservation and Parks (MECP) guidelines including standby power and to the satisfaction of the Township Public Works Department.

13. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station. Advance dewatering may be needed as per Geotechnical Investigation Report submitted by Cambium Inc. Is there any potential hazard to vegetation in my garden and well water levels on my property?

Prior to construction dewatering a mitigation plan will be prepared in the event adjacent wells are impacted. A temporary water source will be provided to residences with impacted wells, if required.

14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that “Minor grading may be required on adjacent lands to suit drainage channel Grading design”. I need all the details on how it is planned to be done.

Details of minor grading on adjacent lands will be confirmed during the detailed design process. It is noted this minor grading work (if required) is in support of the East



QUESTION #

QUESTIONS & RESPONSES

Creemore Drainage Study channel solution which is proposed along the eastern boundary of the subject site.

15. Which road will be used for construction traffic?

To be determined prior to construction.

16. What procedures will be used to mitigate impact from noise and dust?

Construction will only take place during the allowable working hours as per Township by-laws.

Dust will be minimized using a variety of techniques (to be determined by the selected contractor), including, but not limited to: application of water to disturbed areas, temporary seeding of disturbed areas, and regular street sweeping.

17. How long will construction last for proposed development?

To be determined during detailed design/prior to construction.

18. What will be the business hours of construction works?

Construction will only take place during the allowable working hours as per Township by-laws.

19. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?

The proposed development is not a municipal project.


Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

Tatham Engineering Limited



John-Lui Marra, B.Eng., EIT
Engineering Intern
JLM/NM:klc



Nick Millington, P.Eng.
Senior Manager - Land Development



April 26th 2023

**From: James Slattery
3164, concession # 3 south,
Creemore, Ontario,
L0M 1G0**

To: Township of Clearview.

Re: Edward Street East & George Street Residential Development Public Meeting.

My Questions.

- 1. Who will be responsible for the Sewage pumping station and is such a SPS allowed on a floodplain, does it have a holding tank and if so is this allowed on a floodplain. Is the SPS within the limits of the Mary Street well head protection zone.**
- 2 Can approval be given without the South East study plan completed ?**
- 3. My property is located downstream from project and I would like to know if there has been a study completed on these lands to determine what effects this project might have on property ?**
- 4. I would like to know what will be the impact should there be serious flooding, what impact will the Sewage expansion, and this development plan have on natural floodplain. ?**

Note: Please provide answers to my questions ASAP.

Thank you,

Jim.

Hi, name is Yury. I Live at 3067 Concession Rd 3, which is adjacent property to proposed development on George St.

Getting prepared for public meeting I was not able to find this project number in "Current projects" section of Township official website. Invitation letter to this public meeting suggests that that following application associated with file 2019-024-SD, 2019-025-SD and 2019-024-ZB. Which "Supporting Materials" am I supposed to use? Old ones dating 2019 or there will be new documents? If old can they be considered still up to date?

Following applications propose condition called "Exception hold" and will be lifted once municipal water and sewage servicing capacity has been allocated to the lands, registration of plan of subdivision has been completed and completion of master servicing study.

1. What about storm water management system, should it not be a part of this same condition?

My concerns regarding this future development will be mostly about Stormwater management System and Sanitary pumping Station. I would like to stress out that we had a public meeting on May 10, 2021 about this development plan where I have presented my concerns and questions. It will be 2 years in couple weeks since that meeting I haven't received any answers, except an answer on one question regarding zoning of my property. The response from Community Planner Rossalyn Workman for this question was detailed and fast. Thank you! I still expect to get those answers for the rest of my questions from all parties.

2. Getting ready to today's event I went over some documents provided on the official township website. In almost all instances there is no sound mention of my property. My property will be mentioned as rural, agricultural, except couple aerial shots of poor quality where my house can be seen slightly. All other adjacent properties to subject property marked as "Existing". I find it misleading and had requested in the 1st public meeting to resubmit that portion of documents properly.

My biggest concern will be health and safety in relation to potential building of Sanitary pumping station and Storm Water Management pond close to my property which may introduce potential hazard created by power outage, potential breakdown of equipment or leaking pipe, or bad weather event.

3. How this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself?

4. What is the plan should emergency arise?
5. Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?
6. What is the set back from my residence to sanitary pumping station? Please provide a drawing? What are the regulations on this matter?
7. Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?
8. Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?
9. Will sanitary pump station create any nuisance whether it be odor or noise?
10. Is there any plan to mitigate such?

11. My next concern will be related to proper buffering my property with vegetation and landscaping from SWM pond that will have steel fencing, blankets, danger signs and overall has industrial design that is not in harmony with surrounding neighborhood.
12. As of right now there is no design provided for SPS but I would like to know if it would be buffered accordingly too.

My next concern will be related to a construction itself shall it be approved.

13. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station Advance dewatering may be needed as per Geotechnical Investigation Report submitted by Cambium Inc. Is there any potential hazard to vegetation in my garden and well water levels on my property?
14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to be done

Finally I have a concern about overall nuisance during construction period

15. Which road will be used for construction traffic?
16. What procedures will be used to mitigate impact from noise and dust?
17. How long will construction last for proposed development?
18. What will be the business hours of construction works?

And last not least is of financial nature and I'm asking following from perspective of a taxpayer

19. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?