

From: Paul.Shllaku@HydroOne.com
To: Lundberg_Per
Subject: FW: County of Peterborough - 15CD-18001
Date: March-27-18 2:49:51 PM

From: SHLLAKU Paul
Sent: Tuesday, March 27, 2018 2:48 PM
To: 'plundberg@ptbcounty.ca'; 'aarbour@trentlakes.ca'
Subject: County of Peterborough - 15CD-18001

Hello,

We are in receipt of your Plan of Condominium application, 15CD-18001 dated March 26, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Date: April 6 2018

Reference File: 15T-12003

Per Lundberg
County of Peterborough
470 Water St
Peterborough On
K9H 3M3

Thank you for contacting Canada Post regarding plans for a new development at: Granite Ridge Subdivision Phase 2. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the development.
3. **The development will be served by CMB, at the side of Block 43 facing street A (attached).**
4. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Corey Craney-Twolan
DELIVERY PLANNING - 613-899-3077
PO BOX 8037 OTTAWA T CSC
OTTAWA ON K1G 3H6

Appendix A

Additional Developer Requirements:

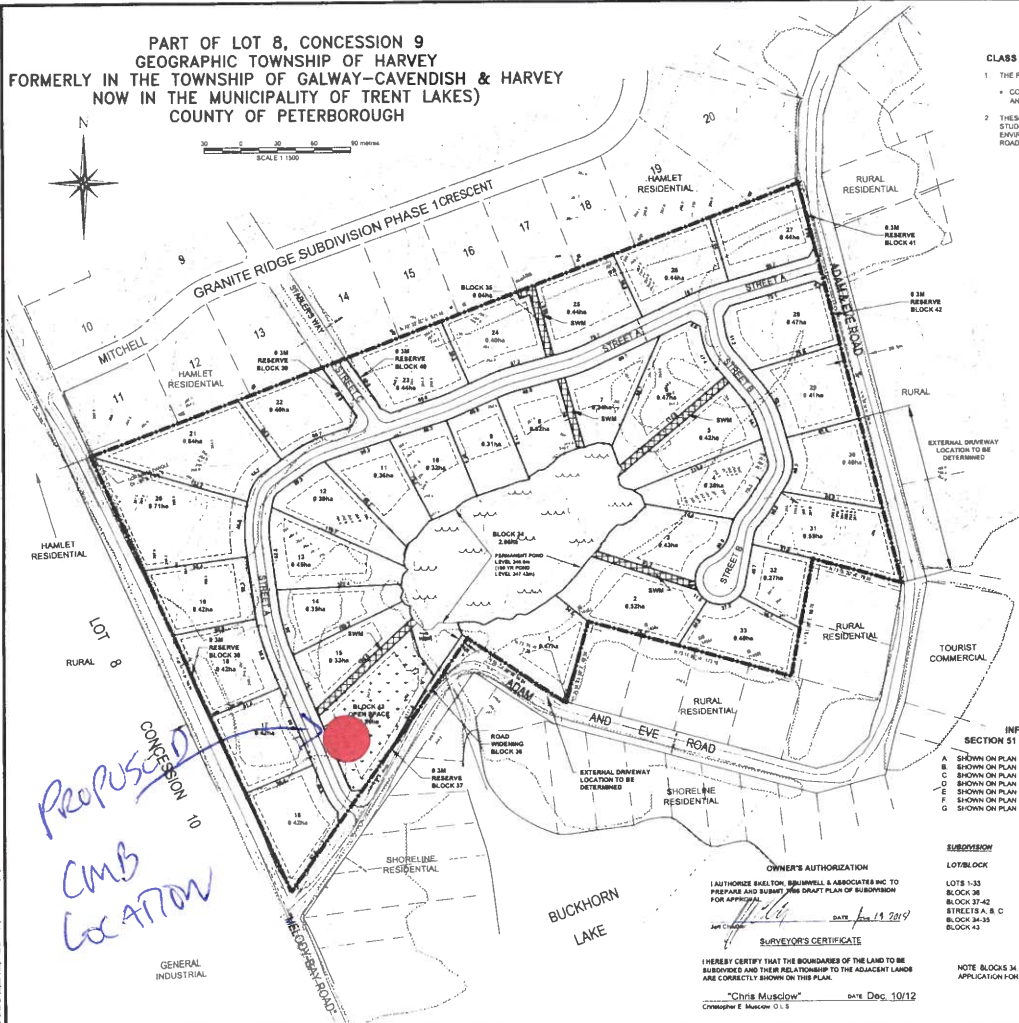
- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

2361-DP

PART OF LOT 8, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF HARVEY
FORMERLY IN THE TOWNSHIP OF GALWAY-CAVENDISH & HARVEY
NOW IN THE MUNICIPALITY OF TRENT LAKES
COUNTY OF PETERBOROUGH

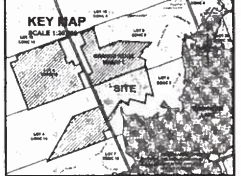


SCALE 1:1000



CLASS ENVIRONMENTAL ASSESSMENT NOTES

1. THE PROPONENT IS RESPONSIBLE FOR:
 - a. CONSTRUCTION OF THE PROPOSED STREET "A", "B", AND "C".
2. THESE NOTES, THE PLAN AND THE ACCOMPANYING STUDIES SATISFY THE MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR ROAD, SEWAGE AND WATER PROJECTS.

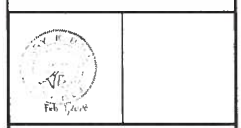


KEY MAP
N.T.S.
LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- EXISTING R.O.W.
- EXISTING ROAD
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TREE LINE
- SWIM POND
- CHANNELS
- OPEN SPACE

TOPOGRAPHIC MAPPING BY FIRST BASE SOLUTIONS BASED ON 2008 AERIAL PHOTOGRAPHY. LIMIT OF POND FROM TOPOGRAPHIC SURVEY BY J.B. TILGNER D.L.S. 2015.

SCHEDULE OF REVISIONS				
NO.	DATE	DESCRIPTION	CHECKED	
1	NOV 2012	REVISED KEY MAP	DP	
2	JAN 2013	REVISED LOTS		
3	FEB 2013	REVISED LOTS AND MAJOR MINOR CONTOURS		
4	JUN 2013	SWIM POND AND OPEN SPACE		



GRANITE RIDGE
SUBDIVISION PHASE 2
MUNICIPALITY OF
TRENT LAKES

DRAFT PLAN OF SUBDIVISION

PROJECT NO.	09-2361	DRAWING NO.	2361-DP
DATE	MAY 2012	SCALE	1:1000
DRAWN BY	BDGAP	CHECKED BY	APPROVED BY

SBA Skelton Brumwell & Associates Inc.
REGISTERED PLANNING ENVIRONMENTAL CONSULTANTS

10 MILL CREEK ROAD, SUITE 101, MARKHAM, ONTARIO M3B 2K1
TEL: (905) 477-7800 FAX: (905) 477-7801

INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990

- | | |
|------------------|---|
| A. SHOWN ON PLAN | H. PRIVATE WELL WATER SUPPLY |
| B. SHOWN ON PLAN | I. SAND AND GRAVEL OVER ROCK |
| C. SHOWN ON PLAN | J. SHOWN ON PLAN |
| D. SHOWN ON PLAN | K. ROADS ELECTRICAL POWER, WASTE DISPOSAL AND PROTECTION SERVICES |
| E. SHOWN ON PLAN | L. SUBJECT TO EASEMENT FOR DRAINAGE OVER BLUES 34 & 35 |
| F. SHOWN ON PLAN | |
| G. SHOWN ON PLAN | |

LAND USE SUMMARY

SUBDIVISION	LAND USE	AREA
LOT 1-33	SINGLE DETACHED DWELLING	13.92 ha
BLOCK 38	ROAD WIDENING	0.04 ha
BLOCK 39-42	0.3M RESERVE	0.02 ha
STREETS A, B, C	RIGHT OF WAY	2.20 ha
BLOCK 34-35	STORM WATER MANAGEMENT	7.12 ha
BLOCK 43	OPEN SPACE	0.98 ha
	TOTAL	18.99 ha

NOTE: BLOCKS 34, 35, AND 43 ARE SUBJECT TO A CONCURRENT APPLICATION FOR DRAFT PLAN COMMON ELEMENTS CONDOMINIUM

OWNER'S AUTHORIZATION
I, **CHRIS MUSCOVE**, SURVEYOR, DO HEREBY AUTHORIZE **SKELTON BRUMWELL & ASSOCIATES INC.** TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
DATE: **19.2012**

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN ON THIS PLAN.
"Chris Muscove"
Chartered Surveyor, O.S.

Government Services Building
22 Winookeeda Street
Curve Lake, Ontario K0L1R0



Phone: 705.657.8045
Fax: 705.657.8708
www.curvelakefirstnation.ca

May 3, 2018

Per Lundberg
470 Water Street
Peterborough Ontario K9H 3M3

Dear Per Lundberg,

RE: Application for Plan of Condominium and Revised Plan of Subdivision Granite Ridge (Phase 2)

I would like to acknowledge receipt of your correspondence, which was received on 3/26/2018 regarding the above noted project.

As you may be aware, the area in which your project is proposed is situated within the Traditional Territory of Curve Lake First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and is the subject of a claim under Canada's Specific Claims Policy. We strongly suggest that you provide Karry Sandy-Mackenzie, Williams Treaty First Nation Claims Coordinator, 8 Creswick Court, Barrie, ON L4M 2S7, with a copy of your proposal as your obligation to consult to also extend to the other First Nations of the Williams Treaties.

Curve Lake First Nation is requiring a File Fee for this project in the amount of \$250.00 as outlined in the Consultation and Accommodation Standards. This Fee includes project updates as well as review of standard material and project overviews. Depending on the amount of documents to be reviewed by the Consultation Department, additional fees may apply.

If you do not have a copy of Curve Lake First Nation's Consultation and Accommodation Standards they are available at <https://www.curvelakefirstnation.ca/services-departments/lands-rights-resources/consultation/>. Hard copies are available upon request.

Based on the information that you have provided us with respect to Application for Plan of Condominium and Revised Plan of Subdivision Granite Ridge (Phase 2) Curve Lake First Nation requires a Special Consultation Framework for this project, information on this Framework can be found on page 9 of the Consultation and Accommodation Standards.

In order to assist us in providing you with timely input, it would be appreciated if you could provide a summary statement indicating how the project will address the following areas that are of concern to our First Nation within our Traditional and Treaty Territory: possible

Government Services Building
22 Winookeeda Street
Curve Lake, Ontario K0L1R0



Phone: 705.657.8045
Fax: 705.657.8708
www.curvelakefirstnation.ca

environmental impact to our drinking water; endangerment to fish and wild game; impact on Aboriginal heritage and cultural values; and to endangered species; lands; savannas etc.

After the information is reviewed it is expected that you or a representative will be in contacts to make arrangements to discuss this matter in more detail and possibly set up a date and time to meet with Curve Lake First Nation in person.

Although we have not conducted exhaustive research nor have we the resources to do so, Curve Lake First Nation Council is not currently aware of burial or archaeological sites in your proposed area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains or other such evidence of a native burial site or any other Archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Curve Lake First Nation also has available, trained Archaeological Liaisons who are able to actively participate in the archaeological assessment process as a member of a field crew, the cost of which will be borne by the proponent.

Although we may not always have representation at all stakeholders meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a liaison for a project, please feel free to contact Julie Kapyrka or Kaitlin Hill, Lands and Resources Consultation Liaisons, at 705-657-8045 x 222 or via email at JulieK@Curvelake.ca and KaitlinH@Curvelake.ca.

Yours sincerely,

Chief Phyllis Williams
Curve Lake First Nation

April 5, 2018

Per Lundberg, B.E.S., M.PL.
Planner
County of Peterborough
Planning Division
470 Water Street
Peterborough, ON K9H 3M3

Dear Per,

Re: Revised Plan of Subdivision & Plan of Condominium
Granite Ridge (Phase 2)
Part Lot 8, Concession 9 (Harvey)
Municipality of Trent Lakes
County of Peterborough
File No.: 15T-12003 & 15CD-18001

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea40@enbridge.com.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh



To: Per Lundberg
From: Dylan Adams
CC: Doug Saccoccia
Date: April 10, 2017
**Re: Peer Review Request – Granite Ridge
Township of Trent Lakes
File No. P/N 06-2361**

County Engineering and Design staff have received information in support of an application for the approval of Proposed Plan Subdivision- Granite Ridge Phase 2, located in the Township of Trent Lakes. The development consists of a 34 lot residential plan of subdivision. Documents provided for review to this office include the following:

- Revised Traffic Impact Study, prepared by Skelton Brumwell & Associates Inc., dated March 1, 2017;

Upon review of the above noted documents, County engineering staff have the following comments related to this proposal.

1. As per the traffic study the visibility could be improved by removing vegetation to the West of Adam and Eve Rd on the South side. The County will require a plan outlining the limits of removals.
2. As per the note on page 3 in relation to paving the intersection of Stabler's Way and County Road 37, the County will require a Road Cut Permit prior to any works undertaken in the road allowance. Please contact myself to obtain such permit.
3. Please note on page 4 and 5, County Road 37 is referred to as County Road 27. This does not require resubmission but it is noted for reference purposes.

The above comments are based on the latest information received by this office, should additional information become apparent or changes to the plans occur in the future, County engineering staff will review said changes and may provide additional comments. If you have any questions related to this correspondence, please contact our office.

Sincerely,

Dylan Adams

Engineering Technician,
Peterborough County,



705-775-2737 Ext 3205

470 Water Street • Peterborough • Ontario • K9H 3M3

Phone: 705.743.0380 • Toll Free: 1.800.710.9586

www.ptbocounty.ca



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

Peterborough County
Administration Office

JAN 18 2013

RECEIVED

January 10, 2013

County of Peterborough
Planning Department
470 Water Street
Peterborough, Ontario
K9H 3M3

Attention: Christina Coulter

Dear Sir/Madam:

RE: Draft Plan of Subdivision
Adam & Eve Road
Your File No: 15T-12003
Bell File No: 48527

Thank you for your letter of December 20, 2012 requesting comments on the above-referenced application.

The Draft Plan of Subdivision has been internally circulated to our engineering staff for detailed review and to determine Bell's specific requirements.

Please be advised that Bell Canada will be issuing comments upon completion of a detailed review of the application(s).

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

R. Giles
for Lina Raffoul,
Manager - Development & Municipal Services, ON



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520



January 21, 2013

Peterborough County
Administration Office

County of Peterborough
Planning Department
470 Water Street
Peterborough, Ontario
K9H 3M3
Attention: Christina Coulter

JAN 30 2013 *JK*

RECEIVED

Dear Sir/Madam:

RE: Draft Plan of Subdivision
Adam & Eve Road
Your File No: 15T-12003
Bell File No: 48527

Further to our comments of January 10, 2013 Bell Canada is pleased to provide the following additional comments.

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

We have no conditions/objections to the above application as submitted. Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

R. Giles
for Lina Raffoul,

Manager - Development & Municipal Services, ON





Fisheries and Oceans
Canada

Pêches et Océans
Canada

Central & Arctic Region
Fisheries Protection Program
867 Lakeshore Road,
Burlington, ON
L7R 4A6

Région centrale et de l'Arctique
Programme de protection des pêches
867 chemin Lakeshore
Burlington, ON
L7R 4A6

August 26, 2014

Your file Votre référence

Our file Notre référence
14-HCAA-00457

1447147 Ontario Inc.
Jeff Chesher
P.O. Box 100
Buckhorn, Ontario
K0L 1J0

Dear Mr. Chesher:

Subject: Implementation of mitigation measures to avoid and mitigate serious harm to fish – Granite Ridge Subdivision

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received your proposal on April 10, 2014.

Your proposal has been reviewed to determine whether it is likely to result in serious harm to fish which is prohibited under subsection 35(1) of the *Fisheries Act*.

The proposal has also been reviewed to determine whether it will adversely impact listed aquatic species at risk and contravene sections 32, 33 and 58 of the *Species at Risk Act*.

Our review considered the following:

- Request for Review, dated April 10, 2014.
- Telephone conversation with MNR August 8, 2014.

We understand that you propose to:

- Convert an existing fish bearing 1.5 ha quarry to a Storm Water Management Facility for the Granite Ridge Subdivision.

Provided that you follow the mitigation measures in your plans, and the guidance provided on the DFO website at <http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html>, the Program is of the view that your proposal will not result in serious harm to fish. The Program is also of the view that your proposal will not contravene sections 32, 33 or 58 of the *Species at Risk Act*. No formal approval is

required from the Program under the *Fisheries Act* or the *Species at Risk Act* in order to proceed with your proposal.


If your plans have changed or if the description of your proposal is incomplete, or changes in the future, you should consult our website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) or consult with a qualified environmental consultant to determine if further review is required by the Program.

Please be advised that it is also your *Duty to Notify* DFO if you have caused, or are about to cause, serious harm to fish that are part of or support a commercial, recreational or Aboriginal fishery. Such notifications should be directed to fisheriesprotection@dfo-mpo.gc.ca

A copy of this letter should be kept on site while the work is in progress. It remains your responsibility to meet the other requirements of federal, provincial, territorial and municipal agencies.

If you have any questions, please contact Gary Cooper at our Burlington office at 905-336-6248, or by email at (gary.cooper@dfo-mpo.gc.ca). Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Jennifer Thomas". The signature is fluid and cursive, with a large initial "J" and "T".

Jennifer Thomas
A/Regional Manager, Regulatory Review



January 2, 2013

Christina Coulter
Planning Department
County of Peterborough
County Court House
470 Water Street
Peterborough, ON
K9H 3M3

File: GCH-6

Trustees:

Diane Lloyd
(Chairperson)

Rose Kitney
(Vice-chairperson)

Cathy Abraham
Steven Cooke
Cyndi Dickson
Gordon Gilchrist
Jaine Klassen Jeninga
Angela Lloyd
Wes Marsden
Shirley Patterson
Roy Wilfong

Vivienne Jaehn-Kreibaum
(Student Trustee)

Re: Application for Draft Plan Approval (15T-12003)
1447147 Ontario Inc.
Lot 8, Concession 9, Harvey Ward
Township of Galway-Cavendish and Harvey

Board staff have no objections to the subject application. Any elementary pupils generated by the proposed development would attend Buckhorn P.S. (JK-6)/Lakefield District Intermediate School (7-8) and any secondary pupils would attend Lakefield District Secondary School (9-12).

Board staff request that any conditions of any draft plan approval require a public sidewalk be constructed within all proposed streets within the proposed draft plan of subdivision.

Norman J. Breitner, MCIP, RPP
Manager of Planning Services

W. R. (Rusty) Hick
Director of Education

EDUCATION CENTRE
1994 Fisher Drive
P.O. Box 7190
Peterborough, Ontario
K9J 7A1

(705) 742-9773
1 (877) 741-4577
Fax: (705) 742-7801

Website: www.kprschools.ca

**Peterborough County-City
HEALTH UNIT**

...because health matters!

January 21, 2013

Peterborough County
Administration Office

JAN 28 2013

RECEIVED

1447147 Ontario Inc.
754 Melody Bay Road
Box 100
Buckhorn, ON
K0L 1J0

Dear Mr. Chesher

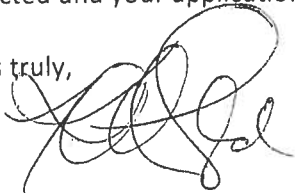
**RE: Application for Approval of Subdivision No: 15T-12003
Lot 8, Concession 9
Township of Harvey, County of Peterborough**

This office has received a copy of your proposed 32 lot residential plan of subdivision on the above noted lands. Please be advised that a fee of \$4100.00 is payable to the Health Unit before your application will be processed.

If paying by cheque, please make cheque payable to "Peterborough County-City Health Unit", and return to this office with the enclosed cheque identification form. A receipt will be issued and sent to you.

Before an inspection of the property can be made, two (2) test holes 6 feet deep are required on each undeveloped lot. Please contact this office when this requirement is completed, so the test holes can be inspected and your application processed.

Yours truly,



Kathleen Shepherd, B.A.A., C.P.H.I., (C)
Public Health Inspector

:pp

Cc: Christina Coulter, Planner

Encl: Payment Identification Slip

Peterborough Public Health

185 King Street

Peterborough, Ontario K9J 2R8

Tele: (705) 743-1000 - Fax (705) 743-1203

Application For Subdivision

Application #: 15T-12003 Receipt Number 531959
Agency Through Which Application Is Entered County of Peterborough
Inspector: J. Ingram Inspector's Title PHI

Date Application Received: 27/12/2012 Date Reported: 09/12/2016 Condominium Proposal? No

Owner and Location

Last Name: 1447147 Ontario Inc Initial: Address Box 100
City/Town Buckhorn Postal Code K0L1J0 Home Tele#: Office Tele#

Legal Description of Property

County/District Peterborough Twnshp/Municipal Harvey Lot 8 Concession 9
Plan Number 45R12958 Sublot 1 Address Adam and Eve Rd Town

Map Data

UTM #: Map Reference Map Date: # of Lots 34
Recommended for Approval 34

Description of Proposal

This proposed plan of subdivision involves the creation of 34 residential lots (increased from the initial proposal of 32 residential lots), which will each be privately serviced with an individual well and on-site sewage system. The proposed residential development is known as - Granite Ridge Estates Subdivision, Phase 2. The site is located on the east of Melody Bay Road and north of Adam and Eve Road. The land was formerly used as a gravel pit and a pond remains from previous excavation and extraction activities. Submitted documentation indicates that the pond will remain a part of the residential development as an aesthetic feature and provide stormwater management controls.

The suitability of the development of each lot was assessed based on the potential for lots to accommodate conventional on-site sewage systems for modest residential dwellings having 3 bedrooms, up to 200 square metres of finished area, and 20 fixture units for a daily sewage flow of 1600 litres per day.

Recommendations

Two test holes were dug on each proposed lot in order to assess the suitability of the lot accommodating an on-site sewage system. Generally, the soils observed included sand with varying amounts of silt and gravel. Trace amounts of clay were observed on several lots. Percolation rates, on average, ranged from an estimated 8 to 15 minutes / cm. The depth of bedrock in this area varies, with some lots having a significant amount of surface bedrock. The location and depth of bedrock will need to be taken into consideration when creating site plans for the purpose of developing each lot.

Test hole observations are listed below:

Lot 1 - coarse sand to 5 feet (will require spring-time assessment)
Lot 2 - fine sand with traces of silt to 5 feet
Lot 3 - fine sand with traces of silt to 5 feet (boulders present)
Lot 4 - coarse sand to 5 feet
Lot 5 - sand and rock to 5 feet
Lot 6 - sand with traces of clay to 3 feet; sand to 6.5 feet; wet at 6.5 feet
Lot 7 - mixed fill to 5 feet (test hole dug in what appeared to be a filled area)
Lot 8 - sand and rock to 4 feet
Lot 9 - sand and rock to 4 feet
Lot 10 - sand with traces of silt to 4 feet
Lot 11 - fine sand to 5 feet
Lot 12 - coarse sand to 3 feet, fine sand to 5 feet
Lot 13 - sand to 5 feet
Lot 14 - sand to 5 feet (will require spring-time assessment)
Lot 15 - mixed fill and sand to 5 feet (will require spring-time assessment)
Lot 16 - sand with traces of clay to 4.5 feet (will require spring-time assessment)
Lot 17 - gravelly sand with silt to 5 feet (will require spring-time assessment)
Lot 18 - gravelly sand with clay to 5 feet (will require spring-time assessment)
Lot 19 - sand to 5 feet (will require spring-time assessment)
Lot 20 - gravelly sand to 5 feet
Lot 21 - sand to 5 feet
Lot 22 - sand with traces of silt to 5 feet
Lot 23 - gravel, sand and clay mixture to 4.5 feet
Lot 24 - sandy clay to 5 feet
Lot 25 - boulders and sand to 5 feet (some surface bedrock)
Lot 26 - boulders and sand to 5 feet (some surface bedrock)
Lot 27 - boulders and sand to 5 feet (some surface bedrock)
Lot 28 - silty sand to 5 feet
Lot 29 - sand to 5 feet
Lot 30 - sand to 5 feet
Lot 31 - sand to 4 feet
Lot 32 - coarse sand to 2.5 feet, fine sand to 5 feet
Lot 33 - sand and rock to 5 feet
Lot 34 - coarse sand with rock to 5 feet

The test holes were inspected in December, 2016, at which time groundwater table conditions were expected to be low, especially considering the dry spring/summer of 2016. During the inspection of test holes on lots 1, and 14 - 19 (former lots 17-23), no water table was identified. However, in the summary document prepared by Geo-Logic (dated April 30, 2013), lots 17 to 23 were identified to be in a low-lying area and influenced by a shallow water table. It was identified that the sandy subsurface was saturated below a thin superficial layer. When the time comes to develop these lots, the specific site assessments must be completed in the springtime in order to attempt to identify high groundwater table. Alternatively, an individual soil / watertable report may be required as part of the septic permit applications for these lots.

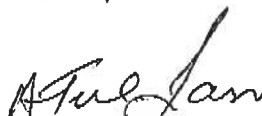
One other feature to note is that the Geo-Logic report (April 30, 2013) noted that water softening treatment is likely to be used, due to the high levels of iron in the test wells. Discharge from the water softening treatment devices must not go to the on-site sewage systems, unless the on-site sewage systems are specifically designed to accommodate this waste.

In summary, it appears that each of the proposed 34 lots will be able to accommodate a conventional on-site sewage system for a residential development having a daily sewage flow of 1600 litres per day. Lots that have greater amounts of surface bedrock will require imported fill and/or sand mantles to accommodate the sewage system. This will be better-assessed and determined at time of lot development. Sewage systems that are properly designed and installed according to the Ontario Building Code should have minimal impact on the existing pond.

The plan of subdivision can be recommended by this office.



Julie Ingram, B.Sc., B.A.Sc., C.P.H.I. (C)
Public Health Inspector



Atul Jain, M.Ed., C.P.H.I. ©
Manager, Environmental Health/
Chief Building Official, Safe Sewage Disposal Program(Part 8)

Coulter, Christina

From: Kari Stevenson <KStevenson@trentlakes.ca>
Sent: October-27-14 3:40 PM
To: Mudd, Iain; Coulter, Christina; Keay, Diana; 'pjosephs@ecovueconsulting.com'
Subject: fire dept dry hydrant
Attachments: FD dry hydrant request for subdivision.pdf

I spoke to the fire department regarding Granit Ridge #2 and they provided me with the attached letter from their Oak Orchard file. I realize that Oak Orchard was a plan of condominium but they are wondering if they can ask for the same type of things for Granite Ridge #2. They said that a dry hydrant down at the outlet on the easement was fine but are hoping for 3 reservoir tanks to be buried within the road allowances on the new subdivision.

Kari Stevenson
Planning Technician

New Email: kstevenson@trentlakes.ca

Tel: 705-738-3800 x 234

Fax: 705-738-3801

Toll Free: 800-374-4009

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October 3, 2006

Galway Cavendish and Harvey Fire Rescue
Box 820, R.R. # 3
701 County Road # 36
Bobcaygeon, Ontario K0M 1A0
Tel: 705-738-3800 Ext 222 or Ext 230
Fax: 705-738-5539
Email: dmitchell@galwaycavendishharvey.ca

Totten Sims Hubicki Associates
513 Division Street
COBOURG, Ontario
K9A 5G6

ATTENTION: Garth Watson, P.Eng

Dear Mr. Watson:

RE: Oak Orchard Development
Pt. Lots B & C, Conc. XVI, Harvey
File No. 15CD-02001
Township of Galway-Cavendish and Harvey
Project No. 01-1638

Further to the project review meeting of August 19th, 2004, changes have been made to the Oak Orchard Condominium Development in order for this Fire Department to meet to-days standard. We require the following for project No. 01-1638:-

- 1) 4 – 43.000 litre precast fire reservoir tanks as in drawing File No. 1638DT10, Sept. 19th, 2006 in the following locations:
Lots 40 or 41 Lot 20 (across from Lot 15)
Sports Complex (Lodge area) Lot 32.
- 2) A dry hydrant lake access as per drawing File No. 1638DT10, September 19th, 2006 at the cul de sac at the end of Oak Street lagoon or water side.
- 3) 800 feet of Hi-Vol 4.0 X 100 with storze fittings rubber hose. To be NFPA approved.
- 4) All initial fills for tanks to be done by Developer. After that the Fire Department will look after the fills as they use them.

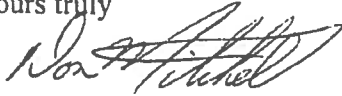
- 5) All hydrant heads must be kept clear of snow, brush, etc., for accessibility of Fire Service.
- 6) All hydrants should be no more than 6 feet from the roadway or driveway.
- 7) 'No Parking Fire Hydrant' signs in front of all hydrants. Signs to be placed 25 feet. each way, from the hydrant head.
- 8) Fire Protection is to be put in place before any homes are built.

Please find enclosed herein correspondence dated January 31, 2004 from Trent Gervais, former Township Fire Chief; correspondence from Tom Robinson dated February 3, 2003 pertaining to the above noted matter.

Also enclosed is a map, dated may 15, 2002, indicating where the dry hydrants are to be placed.

Trusting you will find the above to be in order, however, should you have any questions, please feel free to contact the writer.

Yours truly



Don Mitchell
Fire Chief

DM/js

c.c. Rudy Steger, Owner
Wayne Mitchell, Trent Severn Waterway
Dave Wellman, CBO, GCH Twp
Bob Pakenham, Howell Fleming
Tom Robinson, T.H. Robinson & Associates.

Municipality of Trent Lakes

Box 820, 701 County Road #36, R.R. #3, Bobcaygeon, Ontario, K0M 1A0 Tel.(705) 738-3800 Fax (705) 738-3801

March 14, 2013

County of Peterborough
Planning Department
470 Water Street
Peterborough, ON K9H 3M3

Attn: Christina Coulter, Planner

Dear Madam:

**Re: Proposed Plan of Subdivision - Chesher
Part Lot 8, Concession 9, Harvey Ward
County File No. 15T-12003**

Further to your letter dated December 19, 2012 wherein you requested a response from the Township by March 19th, 2013, the municipality wishes to respond as follows.

The municipality has undertaken a review of the proposal and this review process is still ongoing. On March 12th, 2013, the proposal was introduced to Council by its Planner, Peter Josephs.

At this time, the municipality is not prepared to provide detailed comments to the proposed subdivision or the related studies provided. We will notify you when we have compiled a list of preliminary comments and/or conditions for the plan of subdivision.

Yours truly,


Mike Zimmer, Planning Administrator
MZ:ks

cc: Peter Josephs, Planner
Trudy Paterson, Agent for Applicant