

Flato Glenelg - Comment Response Matrix			
Comment #	Comment	Responder	Response
Engineering:			
1	<p>It is understood a full Hydrogeological Report will be submitted once the full seasonal data is collected. The final Hydrogeological Report should include discussion on lot level infiltration measures, water balance for pre and post conditions, and seasonally high groundwater elevations.</p> <p>a.The calculations supporting water balance should also be included with the final Hydrogeological Report.</p>	SLR	The hydrogeological report was issued in July 2019 after 12 months of water level collection. Lot level infiltration measures are restricted to turning roof leaders onto grassed areas. The pre and post development water balances are included in Section 4.2 of the report including calculations. Seasonally high groundwater elevations are also included in the report in Tables 1 and 2 in Section 3.1 and are discussed therein in Section 4.1 of the report.
2	<p>2.Further details supporting the Stormwater Management (SWM) design are required to ensure that adequate space is available to meet the water balance and stormwater requirements. Please provide the plan and profile design drawings for the final SWM facilities, including the seasonally high groundwater elevations on the plan and profile drawings for the SWM facilities.</p> <p>a.The SWM design should not be overly reliant on the redirection of rooftop water to yards, as much of the yard area will be in private ownership and susceptible to alterations that may change in drainage patterns or infiltration potential.</p>	Crozier	Acknowledged. Please refer to the provided "Response to GRCA Comments" letter prepared by Crozier (July 2019) for detailed response to this comment.
3	It was indicated the electronic copies of the hydrologic modelling files were provided, however they were never received. Please provide a copy for our review.	Crozier	Acknowledged. Digital files are provided with this reponse.
Natural Heritage:			
4	<p>4.The 'Evidence-Based Buffer Discussion' memo indicates that "No trail is anticipated within the buffer". However, the 'Notice of Public Meeting' states "While a trail through the Open Space Black 143 is not proposed at this time, it may be considered in the future." The trail proposal should be confirmed at this stage in the planning process, as the current wetland buffer will not provide adequate space for a trail if proposed in the future.</p> <p>a.GRCA acceptance of the buffer reduction from the generally recommended 30 metre buffer was partly based on the understanding the buffer would be limited to ecological restoration with buffer enhancements. If a trail is proposed through the wetland buffer, the current wetland buffer would need to be revised to support the encroachment of the proposed trail.</p>	MHBC	The trail is not proposed through the wetland buffer, but immediately adjacent to it within the approved development limit. This is shown on the revised Draft Plan.

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5	The 'Draft Plan of Subdivision' identifies the wetland boundary as the "Development Boundary" and identifies the edge of the setback as "Development Boundary Setback". These labels should be changed in order to identify the confirmed 'Wetland Boundary' and the recommended setback as the 'Development Limit'.	MHBC	Labels have been adjusted accordingly on revised Draft Plan.
Advisory Comments for Detailed Design:			
6	<p>A buffer management plan should be provided to detail the proposed buffer naturalization measures.</p> <p>a. Planting of shrubs and trees is recommended to ensure the buffer is sufficiently vegetated to discourage encroachment from residents.</p> <p>b. Buffer planting should occur early in the development process to allow adequate time for the buffers to establish prior to residential occupation.</p>	Crozier	Acknowledged. This will be provided within the Detailed Design Phase
7	Please provide a detailed lot grading plan showing existing and proposed grades.	Crozier	Acknowledged. This will be provided within the Detailed Design Phase
8	Please provide an Erosion and Sediment Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control. This plan should indicate the means whereby erosion will be minimized and sediment maintained on-site throughout all phases of grading and construction.	Crozier	Acknowledged. This will be provided within the Detailed Design Phase