

Comment Response Matrix					
Comment Date	Comments Received From:	Comment	Comments Related To:	Responded-to By:	Response/Action Item
16-Dec-22	Development Services	1) The report states there will be 12 buildings in total (existing and proposed), however the plan only shows 11 buildings in total (existing and proposed). Please clarify the number of buildings.	Servicing Report	Hambly Group	The service report was revised to indicate 11 buildings (refer Section 1 of the Servicing Report). The calculations related to building number were reviewed and correct where necessary.
16-Dec-22	Development Services	2)States "alteration of the main house and two existing buildings as well as the construction of nine additional buildings", however the site plan shows: a)7 Proposed Garden Suites (six 1-bedroom suites and one 2-bedroom suite); b)1 Existing, relocated, shed with an addition; c)2 Existing Buildings to be renovated; and, d)1 Existing 3 Story Building with a 1 story addition.	Servicing Report	Hambly Group	Clarified in Section 1 (Introduction) of the Servicing Report
16-Dec-22	Development Services	3)Please provide a description of the existing uses of the main house and existing buildings, and a description of the proposed development uses. Include number of rooms, restaurant seats, etc.	Servicing Report	Hambly Group	Described in Section 1 (Introduction) of the Servicing Report
16-Dec-22	Development Services	4)The report states the calculated FUS for pre-development and post-development was 6968 LPM (1841 GPM) and 277 LPM (691 GPM), respectively. However, the letter referring to the revised Service Report states the calculated FUS for the pre-development and post-development was 12847 LPM (3394 GPM) and 7146 LPM (1888 GPM), respectively. The letter was missing the FUS calculations, how were these values determined? Please clarify the FUS values.	Servicing Report	Hambly Group	The FUS calculations are revised in Table "Part II of FUS Building Requirement" (Refer Appendix 1). Pre and Post development FUS flows are 9422 l/min [2489 usgpm] and 2919 l/min [771 usgpm] respectively. Coordinated areas are from the architectural drawings.
16-Dec-22	Development Services	5)The letter states "The domestic water requirement was determined to be 342.52 GPM", where does this flow come from? The letter was missing these calculations.	Servicing Report	Hambly Group	Water and sanitary service requirements are shown in "Service Requirement" table (Refer Appendix 1). Domestic water 307 usgpm requires 100 mm domestic pipe. Sprinkler and fire hose require 450 gpm. (Refer Table labelled "Determine Adequacy of Municipal Water System to Supply Fire Sprinklers and Fire Hoses in Subject Building"). The Total is 757 usgpm. Service from Town main is 150 mm, 100 mm to building. Fire fighting water 150 mm back to rear yard hydrant.
16-Dec-22	Development Services	6)Section 3.2 of the report states that "A duplex pumping system is proposed to pump the sanitary waste to the front yard sanitary manhole in 38 mm ULC approved sanitary water pipes", however the servicing plan does not show any 38 mm sanitary pipes. On drawing SP2.0, the pipes leading from the sanitary tanks to the first manhole are 50 mm pressure pipes, and the pipe leading from the first manhole to the manhole at the property limit is a 125 mm SDR 28 pipe.	Servicing Report	Hambly Group	On site sanitary collectors are 50 mm (Refer Section 3,2 of the Servicing Report) Sanitary service lateral is 125 mm Refer the "Service requirement" Table in Appendix 1.
16-Dec-22	Development Services	7)Sanitary calculations for Section 3.3.1 have not been provided in Appendix No. 1 of the report.	Servicing Report	Hambly Group	Details regarding sanitary service is included in the "Service Requirement" table.
16-Dec-22	Development Services	8)Please clearly identify the rows and columns for the sanitary calculations.	Servicing Report	Hambly Group	The sanitary calculations can be found in the "Service Requirement" Table.
16-Dec-22	Development Services	9)The sanitary calculations provided in the letter, Under the Daily Sewage Flows for Proposed Development table:  a)Please clarify that "sewage from 'C' occupancy" represents the Hotel. Also, please clarify the number of rooms. It is understood from the Traffic Impact Assessment Report the Hotel has 7 rooms/suite in the main building, 7 separate cabins and a separate annex with 5 units, for a total of 19 rooms. However, the drawing (BASEMENT AND GROUND FLOOR FIRE PROTECTION) provided in Appendix 3 and the site plan drawings (completed by Global) identifies one of the cabins as a 2 bedroom, which would be a total of 20 bedrooms. b)Please clarify that "sewage from 'A' occupancy" represents the Restaurant, such as Restaurant (not 24 hours), per seat. Please clarify how 222 was determined. c)Please clarify that "sewage from 'D' occupancy" represents the employees, such as per employee per 8-hour shift.	Servicing Report	Hambly Group	Beds increased to 20, refer the 'Design Guidelines for Potable Water [DGPW]' Table in Appendix 1. Seats sourced from architectural drawing Dwg A-102. Restaurant HOURS and staff shift length on the 'Design Guidelines for Potable Water [DGPW]' Table. However, this calculation does not govern.
16-Dec-22	Development Services	10)The sanitary calculations provided in the letter, Under the Alternative Review of Peak Hour sanitary sewage flow table: a)For the restaurant, please clarify how 180 L/day/seat was determined. b)For the "average daily flow, pre-development", please clarify where the number 12 and 350 L/day comes from. c)For the "average daily flow, proposed-development", please clarify where the number 26 comes from	Servicing Report	Hambly Group	The number of persons has been revised to 350 per seat from 222 per seat as per Town request.
16-Dec-22	Development Services	11) The Municipality's 'Procedure for the Cleaning, Testing, Disinfection and Connection of Watermains' has been attached for reference.	Servicing Report	Hambly Group	Appendix 2 has the 2020 disinfection procedure
16-Dec-22	Development Services	12)Drawing "BASEMENT AND GROUND FLOOR FIRE PROTECTION" building layouts/locations do not match Site Plan drawings.	Servicing Report	Hambly Group	The revised dwg is located in Appendix 3 within the revised service report
16-Dec-22	Development Services	32)Drawing is not stamped.	Servicing Report	Hambly Group	The drawings have been stamped
16-Dec-22	Development Services	33)Please clarify the direction the compass is indicating as North.	Servicing Report	Hambly Group	The North arrow is indicated on all drawings. This was established by an Ontario Land Surveyor.
16-Dec-22	Development Services	34)Please include a legend. Also include the different symbols used with the elevations (ie. p, g, si, t, etc.).	Servicing Report	Hambly Group	The legend been upgraded on all dwgs to include all symbols and abbreviations
16-Dec-22	Development Services	35)Plan is very busy and difficult to follow. Please use different greyscales and line thicknesses to differentiate between services and site plan layout.	Servicing Report	Hambly Group	The service line have been changed to heavy polylines
16-Dec-22	Development Services	36)Font sizing for labeling Catch Basins (CB ID) is inconsistent.	Servicing Report	Hambly Group	Font sizing for labeling Catch Basins (CB ID) has been made consistent
16-Dec-22	Development Services	37)The line type used for the pipe connecting CB#7 to the Irrigation Storage Tank does not match other storm sewer line types. Similarly, for the pipes connecting CB#6 to the CULTEC System, the CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB#9.	Servicing Report	Hambly Group	The line type used for the pipe connecting CB no. 7 to the Irrigation Storage Tank match other storm sewer line types. Similarly, for the pipes connecting CB no.6 to the CULTEC System, the CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB no.9, all match with a heavier polyline.
16-Dec-22	Development Services	38)Similar/ the same line types overlapping make it difficult to differentiate, even with the provided colour drawing.	Servicing Report	Hambly Group	The same line types have been altered

16-Dec-22	Development Services	39)No cross-section line provided for the following cross-section tabs: 4/SE2, 1/SE3, 1/SE4, 1/SE5, 2/SE6 and 3/SE7.	Servicing Report	<b>Hambly Group</b>	On SP2, "Bubbles" have been provided for each cross-section tabs: 4/SE2 across swale between B4 & B5, 1/SE3 8 m north of south P/L at road, 1/SE4 30 m north of south P/L at road, 1/SE5 off s/w corner of the east parking lot, 2/SE6 at s/e corner of east parking lot and 3/SE7 runs east/west across north end of annex from the east P/L.
16-Dec-22	Development Services	49)Please clarify the direction the compass is indicating as North.	Servicing Report	<b>Hambly Group</b>	The direction the compass is indicating as North as per the original survey prepared by a certified OLS
16-Dec-22	Development Services	50)Please include a legend.	Servicing Report	<b>Hambly Group</b>	Legends have been enhanced on all service, grading and stormwater plans.
16-Dec-22	Development Services	51)Plan is very busy and difficult to follow. Please use different greyscales and line thicknesses to differentiate between services and site plan layout.	Servicing Report	<b>Hambly Group</b>	All lines have been revised to heavy and unique polylines.
16-Dec-22	Development Services	52)Line types used for notes, sanitary services, dimensions, etc. are very similar and difficult to differentiate.	Servicing Report	<b>Hambly Group</b>	Line types used for notes, sanitary services, dimensions, etc. have been revised to heavy and unique polylines.
16-Dec-22	Development Services	53)A number of notes on the drawing either overlap with each other or overlap thick lines and are difficult to read.	Servicing Report	<b>Hambly Group</b>	The site plans have been edited to eliminate overlap.
16-Dec-22	Development Services	54)Should consider removing: a)notes unrelated to servicing from the "SERVICES" plan (ie. "MAINTAIN EXISTING ELEVATIONS TO MAINTAIN TREES", "SHEET FLOW", "TRANSITION FROM SWALE TO FLAT GRADE", "STRAW BAILS", ETC.). b)dimensions unrelated to servicing. c)cross-section locations unrelated to servicing.	Servicing Report	<b>Hambly Group</b>	Have been removed.
16-Dec-22	Development Services	55)Regarding note "NOTE ALL WATER AND SANITARY LATERALS ARE TO BE FROST PROTECTED", please provide a detail or OPS information and include under Site Notes on drawing D1.1.	Servicing Report	<b>Hambly Group</b>	Details are included under Site Notes on drawings D1.1 and D1.3
16-Dec-22	Development Services	56)Regarding note "SEE NOTES ON SP3.2", drawing SP3.2 not provided.	Servicing Report	<b>Hambly Group</b>	Note revised to "SEE NOTES ON SP3.1".
16-Dec-22	Development Services	57)Regarding note "NATURAL GAS SERVICE 50 mm SCHEDULE 40 STEEL PIPE CSA APPROVED", it appears to be duplicated and the bottom note appears to be pointing to the water service line.	Servicing Report	<b>Hambly Group</b>	Corrected.
16-Dec-22	Development Services	64)Pipe lengths and slopes should be provided on drawing.	Servicing Report	<b>Hambly Group</b>	Has been edited to provide Pipe lengths and slopes on drawing.
16-Dec-22	Development Services	65)Sanitary manhole inverts should be provided on drawing.	Servicing Report	<b>Hambly Group</b>	Provided.
16-Dec-22	Development Services	66)Sanitary manholes should be numbered.	Servicing Report	<b>Hambly Group</b>	Sanitary manholes are numbered as M/HSA1, M/HSA2
16-Dec-22	Development Services	67)The Proposed Hotel Annex does not look to connect into Sanitary.	Servicing Report	<b>Hambly Group</b>	Uses gravity to tank and then is pumped to M/HSA2
16-Dec-22	Development Services	68)Regarding note "THE SANITARY MANHOLE IS LOCATED IN A PROPOSED PLACEMENT. THE SANITARY MANHOLE HAS ALREADY BEEN INSTALLED BUT NOT IN THIS LOCATION. LANDSCAPING REQUESTED THIS RELOCATION." a)Which sanitary manhole is the proposed location? b)Which sanitary manhole has been installed? Where has it been installed? Will the sanitary manhole that has been installed be removed?	Servicing Report	<b>Hambly Group</b>	Now note states "M/HSA2 IS TO BE RELOCATED AS SHOWN ON DWG SP3.0".
16-Dec-22	Development Services	69)to reduce the number of comments on drawing, should consider putting pipe length, sizing, material, etc. alongside servicing line, for example: 24.2 m - 250 mm Ø PVC @ 0.35% ----- SA ----- SA ----- SA -----	Servicing Report	<b>Hambly Group</b>	Pipe length, sizing, material are now shown on the 'line' and in the legend.
16-Dec-22	Development Services	70)Pipe lengths should be provided on drawing.	Servicing Report	<b>Hambly Group</b>	Pipe lengths are provided on the drawing
16-Dec-22	Development Services	71)the line type used for the section of water service pipe leading into the 3 Story Building, with comment "150 mm WATER SERVICE PRESSURE PVC PIPE CSA APPROVED. IN BUILDING SPLITS WITH A "Y" TO 100 mm METER/DOMESTIC AND 100 mm TO SPRINKLER SYSTEM", is different than the other water service line types.	Servicing Report	<b>Hambly Group</b>	The line type used for the section of water service pipe leading into the 3 Story Building matches all other water lines
16-Dec-22	Development Services	72)Fire Hydrant difficult to locate.	Servicing Report	<b>Hambly Group</b>	Fire Hydrant is now indicated in heavy font.
16-Dec-22	Development Services	73)Where is the water meter located?	Servicing Report	<b>Hambly Group</b>	The water meter located in the water meter vault inside P/L as indicated on revised dwg SP3 – details are provided in SK20
16-Dec-22	Development Services	74)to reduce the number of comments on drawing, should consider putting pipe length, sizing, material, etc. alongside serving line, for example: 24.2 m - 150 mm PVC WATER SERVICE ----- W ----- W ----- W -----	Servicing Report	<b>Hambly Group</b>	The water pipe length, sizing, over line and materials are in the legend
16-Dec-22	Water and Wastewater Dept.	88) Has water and sanitary capacity been allocated for this property? Engineering will have to confirm there is adequate water and sanitary capacity for this development. The water and wastewater department do not believe there is water and sanitary capacity available, for this development, at this time.	Servicing Report	<b>Hambly Group</b>	Water and sanitary capacity has been allocated for this property – calculation chart in Appendix 1 . There is adequate water capacity for this development. Total water requirements have been reduced for the proposed development. Sanitary load will be 40,000 l/day higher after development. However, this is not considered significant.
16-Dec-22	Water and Wastewater Dept.	89) DWG NO. SP3.1 - SITE PLAN - SERVICES - This drawing is very busy and difficult to read for both the water and sanitary servicing. It would be appreciated if this drawing were more legible. Colour coding of the water and sanitary services and all connections might help with the legibility of this drawing. A separate drawing showing only the water and sanitary servicing might also be more practical.	Servicing Report	<b>Hambly Group</b>	DWG NO. SP3.1 - SITE PLAN - SERVICES – has been edited to enhance relevant lines and eliminate non-relevant notes. A new detail dwg shows the street connections – SK23
16-Dec-22	Water and Wastewater Dept.	90) What size is the sanitary lateral? In the SITE PLAN - SERVICES it shows a 125mm SDR 28 sanitary service but then in the SITE PLAN - SITE NOTES it mentions the sanitary lateral is 150mm. Is the intent to tie-in a new sanitary lateral from the sewer main to the manhole at property line as they require a larger size lateral or is the intent to simply install a new manhole at property line and connect the existing sanitary lateral to this new manhole? Also, is a 125mm or a 150mm sanitary sewer lateral adequately sized for this development, in comparison to the existing sanitary lateral size and the existing property use?	Servicing Report	<b>Hambly Group</b>	The calculations are demonstrated in Appendix 1 of the Service Report.
16-Dec-22	Water and Wastewater Dept.	91) It is hard to determine from the SITE PLAN - SERVICES drawing whether a valve has been shown at property line. It is mentioned in the SITE PLAN - SITE NOTES but cannot see it in the SITE PLAN - SERVICES drawing. A water service shut off valve will be required at the property line.	Servicing Report	<b>Hambly Group</b>	A water service shut off valve is located at the property line, at the water meter vault, just inside the property line. This has been indicated on the revised dwg SP3.1
16-Dec-22	Water and Wastewater Dept.	92) We would like to see an expanded/exploded detail of the watermain and sewer main (if applicable) connections on Wellington Main Street.	Servicing Report	<b>Hambly Group</b>	
16-Dec-22	Water and Wastewater Dept.	93) The work on this water service will fall under the 2020 Watermain Disinfection Procedure for Ontario. This water service line will need to be within 6 metres of the watermain and all documentation will need to be approved by the ORO of the PEC Water Department or Designate before the final connection will be made.	Servicing Report	<b>Hambly Group</b>	The disinfection work on this water service has referenced the 2020 Watermain Disinfection Procedure for Ontario. This disinfection will need to be within 6 metres of the watermain and all documentation will be approved by the ORO of the PEC Water Department or Designate before the final connection is made.
16-Dec-22	Water and Wastewater Dept.	94) Water & Wastewater would like to review the tie-in and commissioning plans for both the water and sanitary (if applicable) connections on Wellington Main Street.	Servicing Report	<b>Hambly Group</b>	Water & Wastewater will be tie-in and commissioned under the supervision of Town staff.

16-Dec-22	Water and Wastewater Dept.	95) Will PEC Engineering be the project manager for the decommissioning and new tie-ins or will a third-party company be hired as the project manager? The water & wastewater department will need to be onsite when there is work being done on both the water and sanitary sewer mains. Advance notice for this project is appreciated to allow for proper scheduling/staffing for this project.	Servicing Report	Hambly Group	PEC Engineering will be the project manager for the decommissioning and new tie-ins. The water & wastewater department will be called onsite when there is work being done on both the water and sanitary sewer mains. Advance notice for this project will be given to allow for proper scheduling/staffing for this project.
16-Dec-22	Water and Wastewater Dept.	96) If a complete shutdown is required, the contractor will be responsible for distributing the service interruption notices for these water and sanitary connections.	Servicing Report	Hambly Group	The contractor will be responsible for distributing the service interruption notices for these water and sanitary connections.
16-Dec-22	Water and Wastewater Dept.	97) The existing water service will need to be properly decommissioned at the watermain. If a new sanitary lateral installation is required at the sewer main, they will need to properly decommission the existing, at the sewer main.	Servicing Report	Hambly Group	The existing water service will need to be properly decommissioned at the watermain. If a new sanitary lateral installation is required at the sewer main, they will need to properly decommission the existing, at the sewer main. A note was added to the dwg. D1.1
16-Dec-22	Water and Wastewater Dept.	98) All water to this property must go through a water meter. Since there is still a fire hydrant located at the back of the property, we would suggest a flow meter chamber installation at property line to monitor all water flows to this property. This flow meter chamber installation is located north of sidewalk, west of driveway.	Servicing Report	Hambly Group	All water to this property will go through the water meter/vault. A flow meter chamber/vault is to be installed at property line to monitor all water flows to this property. This flow meter chamber installation is located north of sidewalk, west of driveway.
16-Dec-22	Water and Wastewater Dept.	99) DWG NO. SP3.1 - SITE PLAN - SERVICES - States, "150mm water service pressure PVC pipe CSA approved. In building splits with a 'Y' to 100mm meter/domestic and 100mm to sprinkler system". All water to this property must go through a backflow prevention (BFP) device. Where the 150mm water service feeds into the main building (maintenance room), all additional water connections (e.g. to the sprinkler system, other buildings, fire hydrant) must be fed through a backflow prevention device (BFP) to ensure the municipal water system is protected. The fire hydrant at the back of this property must be serviced through a backflow prevention (BFP) device. We would like to see an expanded/explored detail of the plumbing in the mechanical/maintenance room, particularly the incoming water supply, backflow preventer (BFP) and the splitting of all the water services.	Servicing Report	Hambly Group	DWG NO. SP3.1 - SITE PLAN - SERVICES - States that there is a water meter vault at the front P/L that includes a backflow preventer. Details on a new drawing SK22 show the incoming water supply, backflow preventer (BFP) and the splitting of all the water services.
16-Dec-22	Water and Wastewater Dept.	100) DWG NO. D1.1 - SITE PLAN - SITE NOTES - States, "there will be a valve on the tapping sleeve and another 1.2 m up the lateral inside the applicant's property line with boxes adjusted to finished grade." What is the meaning of this? There should not be a need for a tapping sleeve as they are cutting in a tee for this 150mm water service in the watermain on Wellington Main Street.	Servicing Report	Hambly Group	DWG NO. D1.1 - SITE PLAN - SITE NOTES - States, dwg revised to indicate cutting in a tee for the 150 mm water service in the watermain on Wellington Main Street, valve at P/L.
16-Dec-22	Water and Wastewater Dept.	101) It appears as though the manhole at property line is located in the edge of the sidewalk. This should be avoided, if possible. Where the water service enters the property, a valve at property line will put this in the middle of the driveway "in heavy duty pavement in entry and fire route." This valve should not be located in the driveway. Both the valve at property line and the flow meter chamber should be located outside of the driveway to this property.	Servicing Report	Hambly Group	The manhole at property line is located inside the subject property and to the west of the driveway.
16-Dec-22	Development Services	32) Drawing is not stamped.	Stormwater Management Report	Hambly Group	Drawings have now been stamped
16-Dec-22	Development Services	33) Please clarify the direction the compass is indicating as North.	Stormwater Management Report	Hambly Group	The North arrow is indicated on all drawings. It was established by an Ontario Land Surveyor.
16-Dec-22	Development Services	34) Please include a legend. Also include the different symbols used with the elevations (ie. p, g, sl, t, etc.).	Stormwater Management Report	Hambly Group	The legend has been upgraded on all dwgs to include all symbols and abbreviations
16-Dec-22	Development Services	35) Plan is very busy and difficult to follow. Please use different grayscale and line thicknesses to differentiate between services and site plan layout.	Stormwater Management Report	Hambly Group	Service lines have been changed to heavy polylines
16-Dec-22	Development Services	36) Font sizing for labeling Catch Basins (CB ID) is inconsistent.	Stormwater Management Report	Hambly Group	Font sizing for labeling Catch Basins (CB ID) has been made consistent.
16-Dec-22	Development Services	37) The line type used for the pipe connecting CB#7 to the Irrigation Storage Tank does not match other storm sewer line types. Similarly, for the pipes connecting CB#6 to the CULTEC System, the CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB#9.	Stormwater Management Report	Hambly Group	The line type used for the pipe connecting CB no. 7 to the Irrigation Storage Tank match other storm sewer line types. Similarly, for the pipes connecting CB no.6 to the CULTEC System, the CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB no.9, all match with a heavier polyline.
16-Dec-22	Development Services	38) Similar/ the same line types overlapping make it difficult to differentiate, even with the provided colour drawing.	Stormwater Management Report	Hambly Group	The same line types have been altered
16-Dec-22	Development Services	39) No cross-section line provided for the following cross-section tabs: 4/SE2, 1/SE3, 1/SE4, 1/SE5, 2/SE6 and 3/SE7.	Stormwater Management Report	Hambly Group	On SP2, "Bubbles" have been provided for each cross-section tabs: 4/SE2 across swale between B4 & B5, 1/SE3 8 m north of south P/L at road, 1/SE4 30 m north of south P/L at road, 1/SE5 off s/w corner of the east parking lot, 2/SE6 at s/e corner of east parking lot and 3/SE7 runs east/west across north end of annex from the east P/L.
16-Dec-22	Development Services	40) Cross-section tab 3/SE1 does not line up with start of cross-section.	Stormwater Management Report	Hambly Group	Section line added
16-Dec-22	Development Services	41) Provide a consistent line type for swales. This line type should be included in a legend.	Stormwater Management Report	Hambly Group	Line type for swales added to legend.
16-Dec-22	Development Services	42) Provide a swale detail for the swale crossing parking lot # 1.	Stormwater Management Report	Hambly Group	Swale detail for the swale crossing parking lot no. 1 on 2/SE5 and 1/SE6.
16-Dec-22	Development Services	43) The SWM Report noted that there was a shallow swale directing drainage to CB#8. Please clarify the location of the drawing.	Stormwater Management Report	Hambly Group	A shallow swale draining to CB no.8. Added to the drawing.
16-Dec-22	Development Services	44) Should consider removing notes unrelated to stormwater.	Stormwater Management Report	Hambly Group	Unrelated notes removed from stormwater dwg.
16-Dec-22	Development Services	45) Catch Basin Schedule table: a) missing "INVERT OF ENTERING PIPE" elevations; b) "OFC" not included in legend below table; c) pipe diameters not included and only some of the pipe diameters are shown on drawing; d) Orifice sizes not included.	Stormwater Management Report	Hambly Group	Catch Basin Schedule table: a) added "INVERT OF ENTERING PIPE" elevations; b) "OFC" added to legend; c) pipe diameters indicated on drawing; d) Orifice sizes included - "OFC".
16-Dec-22	Development Services	46) Difficult to identify CB#ex and the pipe line connecting CB#5 to CB#ex.	Stormwater Management Report	Hambly Group	Heavy polyline to identify CB no.ex and the pipe line connecting CB no.5 to CB no.ex.
16-Dec-22	Development Services	47) CULTEC system of chambers is not labeled on drawing.	Stormwater Management Report	Hambly Group	CULTEC system of chambers is labeled on drawing
16-Dec-22	Development Services	48) Section 3.1, pg. 5 of the SWM Report indicates that there should be a perforated pipe with rap under Lot 1, Lot 2 and Lot 3. a) The drawing only labels perforated pipes coming from CB#1 and CB#4. The perforated pipe from CB#3 should be labeled or the perforated pipes should be given a specific line type on drawing SP2.0. b) Lengths for the perforated pipes should be provided.	Stormwater Management Report	Hambly Group	Section 3.1, pg. 5 of the SWM Report indicates that there should be a perforated pipe with rap under Lot 1, Lot 2 and Lot 3. a) The drawing only labels perforated pipes coming from CB no.1 and CB no.4. The perforated pipe from CB no.3 should be labeled or the perforated pipes should be given a specific line type on drawing SP2.0. b) Lengths of the perforated pipes is provided.
16-Dec-22	Development Services	58) As noted under the DWG SP2.0 comments, should consider putting the underground stormwater sewer information onto its own drawing plan to reduce congestion on the drawing. Should also have all underground stormwater works on the same drawing.	Stormwater Management Report	Hambly Group	All underground stormwater works are on drawing SP2.0. Notes are on D1.1.
16-Dec-22	Development Services	59) Font sizing for labeling Catch Basins (CB ID) is inconsistent.	Stormwater Management Report	Hambly Group	Catch Basins (CB ID) have the same font.

16-Dec-22	Development Services	60)Drawing shows sewer lines but does not provide any pipe material, sizing, slope, etc. information.	Stormwater Management Report	<b>Hambly Group</b>	Drawing shows sewer line pipe material, sizing, and slope – in legend and table.
16-Dec-22	Development Services	61)The CULTEC System of chambers is not labeled on the drawings.	Stormwater Management Report	<b>Hambly Group</b>	The CULTEC System of chambers have been labeled on drawing SP2.0
16-Dec-22	Development Services	62)The line type used for the pipe connecting CB#7 to the Irrigation Storage Tank does not match other storm sewer line types. Similarly, for the pipes connecting CB#6 to the CULTEC System, the CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB#9.	Stormwater Management Report	<b>Hambly Group</b>	The line type used for the pipe connecting CB no.7 to the Irrigation Storage Tank matches other storm sewer line types. All interconnecting stormwater pipes are indicated 200 mm. except the pipe connecting CB no.6 to the CULTEC System is 400 mm – required for maintenance. The CULTEC System to the Irrigation Storage Tank, and the Irrigation Storage Tank to CB no.9 are 200 mm as indicated on the dwg SP2.0.
16-Dec-22	Development Services	63)Note "150 PERFORATED PIPE IN GRAVEL" near CB#4 doesn't point to anything.	Stormwater Management Report	<b>Hambly Group</b>	Note "150 PERFORATED PIPE IN GRAVEL" has a leader that points to the perforated pipe.
16-Dec-22	Development Services	75)As noted under previous comments, cross-sections are very difficult to follow. Would like cross-sections of the driveway, swale(s) and retaining wall. Examples of the style of typical cross-sections we are looking for are as follows:	Stormwater Management Report	<b>Hambly Group</b>	There 2- cross-sections of the driveway, swale(s) and retaining wall. 1/SE3 & 1/SE4
16-Dec-22	Development Services	77)Note 2, states "the orifice size is indicated on the drawing". The stormwater drawing, SP2.0, does not have the orifice sizes.	Stormwater Management Report	<b>Hambly Group</b>	The stormwater drawing, SP2.0, shows the orifice sizes in the table on SP2.0.
16-Dec-22	Development Services	78)Note 3, refers to OPSD 577. Please confirm the correct OPS number.	Stormwater Management Report	<b>Hambly Group</b>	There was no OPS number/detail, but protection was described.
16-Dec-22	Development Services	79)Note 9, states "with excess directed..." should be "with excess directed..."	Stormwater Management Report	<b>Hambly Group</b>	Corrected.
16-Dec-22	Development Services	80)Note 9, notes that excess runoff will be directed to CB#3 in a PVC 18DR pipe. This is not shown on drawing SP2.0.	Stormwater Management Report	<b>Hambly Group</b>	Gutter drain is directed to CB no.3 in a PVC DR 21 pipe. This is shown on drawing SP2.0.
16-Dec-22	Development Services	81)Where will the barrier versus semi-mountable curb be used? Where can this be found?	Stormwater Management Report	<b>Hambly Group</b>	The barrier and semi-mountable curbs are indicated on SP3.1 and D1.3.
16-Dec-22	Development Services	82)What are the dimensions of the rap areas from each catch basin?	Stormwater Management Report	<b>Hambly Group</b>	The dimensions of the rap areas from each catch basin are shown on SP2.0.
16-Dec-22	Development Services	83) Drawing SP2.0 shows CB#4 with 2 perforated pipes and 1 pipe leading to CB#5, however the CB#4 detail on drawing D1.5 shows only 1 perforated pipe.	Stormwater Management Report	<b>Hambly Group</b>	D1.5 is not intended to show all pipes connected to the catch basin.
16-Dec-22	Development Services	84)What are the invert elevations of the perforated pipes?	Stormwater Management Report	<b>Hambly Group</b>	
16-Dec-22	Quinte Conservation	Drawings need to be simplified. Due to their complication it is difficult to assess individual processes. It is recommended to separate individual processes into separate drawings, such as a drawing for each of the following: catchment areas pre and post development, overland flow directions, grading, and stormwater infrastructure.	Stormwater Management Report	<b>Hambly Group</b>	Separate drawing have been provide catchment areas pre and post development, overland flow directions, grading, and stormwater infrastructure.
16-Dec-22	Quinte Conservation	Clear delineation and description of all discharge points and conveyances from the property, both current and proposed, should be shown in the drawings and described in report.	Stormwater Management Report	<b>Hambly Group</b>	Clear delineation and description of all discharge points and conveyances from the property, both current and proposed, have been shown in the new and revised drawings.
16-Dec-22	Quinte Conservation	Please include drawings showing predevelopment and post development drainage catchment areas, with over land flow directions. Reference these designated catchment areas in the calculations and a summary table.	Stormwater Management Report	<b>Hambly Group</b>	Drawings showing predevelopment and post development drainage catchment areas, with over land flow directions are provided
16-Dec-22	Quinte Conservation	Please describe and show in the drawings, details of any stormwater conveyance, storage, or discharge restriction infrastructures.	Stormwater Management Report	<b>Hambly Group</b>	Details of all stormwater conveyance, storage, or discharge restriction infrastructures have been included in the report and the revised drawings.
16-Dec-22	Quinte Conservation	Quality control is required for the site. The current design appears to have uncontrolled and untreated parking lot storm water directly connected to the storm sewer.	Stormwater Management Report	<b>Hambly Group</b>	The current design has controlled and treated parking lot storm water for the require volume of stormwater. The required treated flow is for the additional flow that results from development, as per Provincial guidelines
		The report identifies the indigenous soil and base material consisting of shallow sandy/clay soil of 300mm to 900mm, over shale of 300mm to 600mm, over hard limestone bedrock. This isn't deep enough to accommodate the CULTEC stormwater chamber as the minimum installation depth appears to be 1,384mm which would place the chamber and infiltration in a sump within the bedrock. Please clarify. Will this place the tanks below the water table and further reduce storage capacity?	Stormwater Management Report	<b>Hambly Group</b>	The location of the CULTEC and irrigation tank are in the same excavation as are the main building and service laterals. This cannot be considered a sump. All are backfilled with granular material. The house has three sump pits and duplex pumps that pump water to the irrigation tank. The service excavations are at 76.86 maximum elevation or lower. No water table was encounter at these elevations. The elevation of the municipal services in front of the project are below 77.15. By the end of the project there will be four trenches to the municipal services, each at 76.86 that are not in the water table. A lower profile tank has been specified with a bottom elevation of 79.19 and a base elevation of 79.04.  A 200 mm perforated PVC SDR 26 green pipe is an outlet from the base of the CULTEC to a drywell where over flow can be pumped into the irrigation tank. This overflow has the same capacity as the CULTEC system output. It is expected that very little water would be pumped from this drywell to the irrigation tank.
		Please provide additional details or technical references that confirms that the proposed will meet or exceed 80% TSS.	Stormwater Management Report	<b>Hambly Group</b>	The CULTEC design sheet is attached in App 3. This application is designed for 80% TTS removal.
16-Dec-22	Development Services	85)Please clarify which trees, by number, are intending to remain undisturbed along the property lines. For example, there are no comments addressing trees along the west property line where the proposed fence will go.	Tree Preservation Plan	<b>Cohen and Master</b>	
16-Dec-22	Development Services	86)Please clarify why wood fencing is not along the east property line or the southern property line (along the northern property line for Lot 11).	Landscape Plan	<b>VTLA</b>	Provided answer in previous submission:  "Fencing is only provided in some areas, and will be 2 metres high, which is in compliance with Section 3.14 of the PEC Zoning By-law and the PEC Property Standards By-law 4250-2018.  In order to ensure adequate visual screening between the subject property and adjacent residential properties, the proponent will utilize fencing, landscaping and existing tree and vegetative cover, as shown on the Landscape Plan."
16-Dec-22	Development Services	87)Is tree 134 the only tree the fencing detail will apply to?	Landscape Plan	<b>VTLA</b>	
16-Dec-22	Development Services	26)The report notes that number of bedrooms is nineteen (19). However, there are seven (7) cabins where one of the cabins has two (2) bedrooms (according to the concept plan provided in the Appendix and the site plans). Please clarify.	Traffic Report	<b>Hambly Group</b>	The amendment increased the number of rooms from 19 to 20. This had no significant impact on the Traffic Assessment as the traffic analysis was based on the number of persons, not rooms. The number of persons, i.e. occupancy, was based on the architect's code matrix.

16-Dec-22	Development Services	27)The concept plan in the Appendix has the Proposed Auxiliary Building (the existing shed with expansion) in a different location than what is shown on the other provided site plan drawings. Please clarify.	Site Plan Drawings	Global Architects	The drawing being referred to as the 'concept plan' that was included in the Appendix is the survey drawing of the existing property. The existing shed is noted as being relocated from its original location (per the survey). Existing shed structure has no foundation as it is moveable.
16-Dec-22	Development Services	28) Still notes the driveway and parking lots as compacted gravel driveway, should be revised to match drawing A-101A.	Site Plan Drawings	Global Architects	Typographical error on A-101. Note is changed to match the RAP (reclaimed asphalt pavement) as noted on A-101A.
16-Dec-22	Development Services	29)Please clarify the direction the compass is indicating as North.	Site Plan Drawings	Global Architects	Refer to A-101 and A-101A for clarification of North compass direction.
16-Dec-22	Development Services	30)Please clarify where will the barrier versus semi-mountable curb be located.	Site Plan Drawings	Global Architects	Response: OPSD curb detail 600.040 (barrier curb) and 600.060(semi-mountable curb) noted on architectural drawings A-101 and A-101A. Refer to A-101B and A-101C for OPSD curb details.
16-Dec-22	Development Services	31)Construction notes pertaining to hard surface works should be included or included in Hambly Group's 'SITE PLAN - SITE NOTES' package.	Site Plan Drawings	Global Architects	Construction notes for hard surface works noted on Hambly Group detail drawing 1/D1.4. Architectural site plan drawing A-101A notes same hard surface notation on symbol legend.
19-Jan-23	Development Services - Planning	1. Please ensure that all Planning Comments from the first set of comments on submission 1 have been addressed	N/A	EcoVue	Noted.
19-Jan-23	Development Services - Planning	2. Fencing is to continue along the lot lines that extend from Main Street	Landscape Plan	VTLA	Updated L1 Landscape Layout Plan indicates fencing along East and West sides of property line, to align with the North edge of the transformer screening, and maintain sightlines to the street from the main pedestrian walkway and driveway, and preserve sightlines for the community toward this historic building
19-Jan-23	Development Services - Planning	3. Landscape plan will require a planting list as a planting detail.	Landscape Plan	VTLA	Please refer to the L3 landscape planting plan for planting list and planting detail.
19-Jan-23	Development Services - Planning	4. The fire route is to be extended into the middle of the lawn central to the garden suites. All affected buildings are to be relocated.	Site Plan Drawings	Global Architects/VTLA	<b>Global Architects:</b> The garden suites are classified as O.B.C. Part 9 structures. Access for the fire department is provided by a street, private roadway or yard (OBC 9.10.20.3.(1)). Since the garden suite structures are not more than three stories in building height and the building area of each does not exceed 600 sqm, a fire department access route is not literally required to be located within 15m of the principal entrances for each building (OBC 3.2.5.4.(1)). The path of travel for firefighters to each garden suite is less than 45m distance from the fire route. The fire route does not need to be extended into the middle of the lawn. Refer to drawing A-101A for path of travel distances. <b>VTLA:</b> Dimensions from Global Architect indicating distances from fire lane to each garden suite have been provided. Please refer to the architectural plan.
19-Jan-23	Development Services - Planning	5. The garbage area needs to be relocated as it will be blocked by parking.	Site Plan Drawings	Global Architects/VTLA	<b>Global Architects:</b> Garbage storage has been re-located at the end of the loading space to facilitate front end-loading of bins and is within proximity of the main building. The Earthbin garbage storage system will be implemented for garbage management. Refer to drawings A-101, A-101A, and A-101D. <b>VTLA:</b> Please refer to the L1 Landscape Layout Plan, Architectural plans and specification package for product details. The garbage area has been relocated and replaced by further landscaping and two (2) additional parking stalls:
19-Jan-23	Development Services - Planning	6. The county is amenable to supporting a reduction in the size of the parking stalls to increase landscaping and minimize hard surfaces.	Site Plan Drawings	Global Architects/VTLA	<b>Global Architects:</b> Response Parking stall dimensions will not be reduced. Parking space sizes comply with zoning by-law. Any reduction in dimension would require a Committee of Adjustment application. Refer to A-102 for parking statistics. <b>VTLA:</b> As advised by the client, VTLA will keep all parking stall sizes as is.
19-Jan-23	Development Services - Planning	7. Ensure a depressed curb exists at the front entrance.	Site Plan Drawings/Landscape	Global Architects/VTLA	<b>Global Architects:</b> Refer to drawing A-101, A-101A and A-101E for depressed curb at walkway leading to front entrance and closer proximity to barrier-free ramp access to front entrance. <b>VTLA:</b> Please refer to the label added to the L1 Landscape Layout Plan
19-Jan-23	Development Services - Planning	8. Ensure all areas are indicated as to what type of surface they are	Landscape Plan	VTLA	Please refer to the label added to the L1 Landscape Layout Plan.
19-Jan-23	Development Services - Planning	9. The transformer and generator area are to be landscaped with plantings of lilac or deciduous trees to screen them and the fencing	Landscape Plan	VTLA	The transformer/generator wood screens are part of a considered overall design for fencing/screening that will be custom built. The transformer /generator screening will have The Wellington Hotel signage affixed to it on the South, East and West Sides, with the North side being the access door for maintenance. No planting is proposed as screening. Refer to L4 for custom fence details and screen design.
19-Jan-23	Development Services - Planning	10. Snow storage shall be relocated away from the handicapped parking spaces	Landscape Plan	VTLA	Snow Storage note removed from area adjacent to the accessible parking spaces.
19-Jan-23	Development Services - Planning	11. More efficient parking use and spaces may be achieved by eliminated the curved parking area in favour of continuing the parking area straight up the property line	Site Plan Drawings	Global Architects	<b>Global Architects:</b> The curved parking and landscaped area is in place to protect the existing butternut tree which must be maintained. Refer to landscape consultant response and tree preservation report. Parking area will not be revised. <b>VTLA:</b> The Client Group would prefer to leave the parking design as is, with the intention to protect the large Butternut cultivar that is planted there. Please refer to L1 Landscape Layout Plan drawing for more information.

19-Jan-23	Development Services - Planning	12. An aisle shall be created in front of the Annex so that there is proper fire access. Signage shall also be placed along this new aisle	Site Plan Drawings	Global Architects	Response: The Annex building is less than 3 storeys in building height and less than 600 sqm in area and is classified as an O.B.C. Part 9 structure. Similar to the garden suites, a fire department access route is not literally required to be located within 15m of the principal entrance (OBC 3.2.5.4.(1)). Distance from the fire route to the first suite door in the Annex is less than 15m and the furthest entrance door is less than 45m. Therefore, there is no requirement to connect the two parking lot areas with a drive aisle. In addition, any drive aisle in this location would introduce a safety hazard for occupants of the Annex as vehicular movement would be essentially at the entrances to the suites, as no walkway would be possible. Refer to drawing A-101A.
19-Jan-23	Development Services - Planning	13. Ensure the Geotechnical study supports the propose pavement structure.	Site Plan Drawings	Hamby Group	Ted provides response re: geotechnical
19-Jan-23	Development Services - Planning	14. Please make the changes as indicated in red on the attached plans.	Site Plan Drawings	Global Architects/ VTLA	Global Architects: Changes indicated in red that have been addressed on revised drawings, namely garbage storage relocation, additional fire route signage, and identification of concrete retaining wall are noted on drawings A-101 and A-101A. Other comments in red have not been implemented as explained in responses. VTLA: All changes have been made as indicated on the plans that were attached
19-Jan-23	Development Services - Planning	15. Please note that there is a fee that will be required in support of a third submission as per the fees and charges by-law.	Landscape Plan	VTLA	Noted.