

| # | KEY COMMENT SUBJECT                 | KEY CONCERN(S)   | EXPLICATION  | STUDY LINK  |
|---|-------------------------------------|--|--|---|
| 1 | Environmental Impact Study          | EIS was not made available. Breeding Bird Survey was not made available.   | EIS is made available via study link. Breeding Bird Survey made available via study link.  | Lakeshore EIS (BearPaw):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN">https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN</a><br><br>Breeding Bird Survey (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgm1z1hEFuH_7xilv?e=FC3WzI">https://1drv.ms/b/s!AmSavFbbafPgm1z1hEFuH_7xilv?e=FC3WzI</a>   |
| 2 | Environmental Buffer Zones          | Environmental buffer zones required.   | Environmental buffer zones will be incorporated into design. Buffer zones will be staked out and checked by Environmental Monitor as per EIS.  | Ref: Lakeshore EIS (Study link in item #1 above)  |
| 3 | Wave Uprush Study (Natural Hazards) | Is there an LRCA required Wave Uprush Study? A 'clearance' letter will be required from LRCA.  | The Wave Uprush Study has been completed and submitted to LRCA. It is made available via study link. Dillon recommends minimum 5m setback and shoreline protection measures. This has been submitted to LRCA.  | Lakeshore Wave Uprush Study (Dillon):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgl9OzboPwHimBkNt">https://1drv.ms/b/s!AmSavFbbafPgl9OzboPwHimBkNt</a>  |
| 4 | Flood Protection (Natural Hazards)  | With flood (including wave uprush) elevations encroaching onto properties with respect to the North Star Creek and Lake Superior 100-year flood elevation contour plus wave uprush levels, will there be adequate space to meet development constraints? | In evaluating the current conceptual plans and cross-referencing the constraint sketches, WSP floodplain report (with recommended improvements figure), wave uprush study, there will be adequate space to meet all requirements of the PPS. Design iterations will be completed taking into account recommendation of the reports. Shoreline protection measures may be implemented to reduce wave uprush and erosion constraints on layout. <b>Lakeshore lots now 12 instead of 11 meeting LRCA and Shuniah By-Law requirements.</b>                             | Lakeshore Constraint Sketch:<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmCFhimctHIRDMe">https://1drv.ms/b/s!AmSavFbbafPgmCFhimctHIRDMe</a><br><br>Lakeshore Hydraulic Modelling & Floodplain Delineation (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmvCKv7qu0FrAtpk?e=eKgLPs">https://1drv.ms/b/s!AmSavFbbafPgmvCKv7qu0FrAtpk?e=eKgLPs</a><br><br>Ref: Lakeshore Wave Uprush (Study link in item #3 above)<br><br>Lakeshore Draft Conceptual Plans:<br><a href="https://1drv.ms/u/s!AmSavFbbafPgm6xUqiNAf7JWhV6?e=YadkoR">https://1drv.ms/u/s!AmSavFbbafPgm6xUqiNAf7JWhV6?e=YadkoR</a> |
| 5 | Intake Protection Zones (IPZ)       | A 'clearance' letter will be required from the COTB with respect to the IPZ's.   | Clearance has been obtained by Source Protection Committee via email from LRCA on behalf of the SPC. The composition of the Source Protection Committee follows the structure mandated by O. Reg 288/07 under the "Clean Water Act, 2006".<br>( <a href="https://www.sourceprotection.net/spccommittee.htm">https://www.sourceprotection.net/spccommittee.htm</a> )<br><br><b>Proponent is seeking clearance letter from the COTB. Property and IPZ concern are not COTB jurisdiction. Supporting memos provide sufficient information to support development.</b> | Lakeshore Source Protection Committee Email Response (IPZ):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmHqdUuBBydcUOwn">https://1drv.ms/b/s!AmSavFbbafPgmHqdUuBBydcUOwn</a><br><br>Lakeshore IPZ Impact Study (Qiuyan Yuan, PhD):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmIEzybfm0x6XEcl">https://1drv.ms/b/s!AmSavFbbafPgmIEzybfm0x6XEcl</a><br><br>TBDHU Letter:<br><a href="https://1drv.ms/w/s!AmSavFbbafPgmQeykjTYd8ql0yB?e=fWToHS">https://1drv.ms/w/s!AmSavFbbafPgmQeykjTYd8ql0yB?e=fWToHS</a>   |
| 6 | CNR Easement                        | CNR needs to support development plan. This is not required for complete application.  | Move to condition of draft plan approval <b>if even required?</b>  |   |

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| 7  | Noise Compatibility                     | Copy of Noise Compatibility was not received.   | Noise compatibility study made available via study link. Update on noise compatibility is made available via study link. No new concerns.   | Noise Compatibility Update Letter (BearPaw):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmajlMVRyCHGWiGx?e=XIPgmM">https://1drv.ms/b/s!AmSavFbbafPgmajlMVRyCHGWiGx?e=XIPgmM</a><br><br>Noise Compatibility Study (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmdbO6X0nNycbvi3?e=sD8RaO">https://1drv.ms/b/s!AmSavFbbafPgmdbO6X0nNycbvi3?e=sD8RaO</a>  |
| 8  | Servicing                               | Does not have reports. Is there servicing capacity for shoreline lots? Lot sizing concern.                        | As demonstrated in the Northrock studies, hydrogeological conditions are adequate to support shoreline lots. Lots sizing is not a concern in terms of servicing. TTU locations have been included in most troubled lots and shown to have sufficient space. All lots are minimum 2200m2.  | Lakeshore Servicing Options Study (Northrock):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmN2zRi7ATcy7TLW">https://1drv.ms/b/s!AmSavFbbafPgmN2zRi7ATcy7TLW</a><br><br>Lakeshore Land Assessment (Northrock):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmwdUyb53yMQBYf?e=4b4wxl">https://1drv.ms/b/s!AmSavFbbafPgmwdUyb53yMQBYf?e=4b4wxl</a><br><br>Supplemental Rural Servicing Evaluation (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmjCMJhAmjio753O?e=0hToLE">https://1drv.ms/b/s!AmSavFbbafPgmjCMJhAmjio753O?e=0hToLE</a> |
| 9  | Archaeology                             | Stage 3 Archaeological Assessment was completed and its conclusions need to be considered. Copy was not received. | Copy of Stage 3 Archaeological Assessment is made available via study link.   | Stage 3 Archaeology Report (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgmkl-3D1Dez-Fkad?e=PNkabD">https://1drv.ms/b/s!AmSavFbbafPgmkl-3D1Dez-Fkad?e=PNkabD</a>  |
| 10 | PJR Addendum                            |   | SM  |   |
| 11 | Public Consultation Strategy            |   | SM/RZ   |   |
| 12 | 5% Parkland                             |   | 5% parkland will be discussed with Shuniah. Based on previous discussions Shuniah opted for 5% cash in lieu of parkland. Payment was made in last application based on entire property. Parkland discussion is redundant.   |   |
| 13 | Supplemental Rural Servicing Evaluation | Grading plan required.  | Condition of Draft Plan Approval.   |   |
| 14 | Fish Habitat Protection                 | Does DFO need to be contacted?  | No. Not at this point. There are no alterations to fish habitat proposed at this time. See WSP report recommendations.  | Fish Habitat Assessment (WSP):<br><a href="https://1drv.ms/b/s!AmSavFbbafPgm5WtpQRR5CH89D?e=c59He9">https://1drv.ms/b/s!AmSavFbbafPgm5WtpQRR5CH89D?e=c59He9</a>   |
| 15 | Flood Protection                        | Concern that a lot will be affected by potential flood risk.  | Lots 3 & 4 need adjusted home locations to accommodate flood elevations of North Star Creek. There are no issues with access or home footprint if homes are located further south. This will be taken into account in next design iteration. <b>Floodplain mapping and wave uprush complete. New VLC drawing satisfies lot requirements outside flood and wave uprush areas of concern. See Memo to LRCA with drawings.</b> | Ref: Lakeshore Hydraulic Modelling & Floodplain Delineation (Study link in item #4 above)<br><br>Memo to LRCA:<br><a href="https://1drv.ms/b/s!AmSavFbbafPgaVnXiTIEM3L-7XzqQ">https://1drv.ms/b/s!AmSavFbbafPgaVnXiTIEM3L-7XzqQ</a>   |

Updated May 6, 2022

Response to Municipality (SDS) April 21<sup>st</sup> email:

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| <b>16</b> | Application Form for VLC   |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9YzVT2jlxq0JQ85A?e=GHjaWS">https://1drv.ms/b/s!AmSavFbbafPgb9YzVT2jlxq0JQ85A?e=GHjaWS</a>   |
| <b>17</b> | Boundary Survey/Topographical  |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9I0zGVSHbf8XqisQ">https://1drv.ms/b/s!AmSavFbbafPgb9I0zGVSHbf8XqisQ</a>   |
| <b>18</b> | Draft Plan of Condominium  |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9XWSDn0g4f074HvA?e=N2VakC">https://1drv.ms/b/s!AmSavFbbafPgb9XWSDn0g4f074HvA?e=N2VakC</a>   |
| <b>19</b> | Updated and Final Stormwater Management Report   |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9aceBRli_r9RriA?e=pdtmRd">https://1drv.ms/b/s!AmSavFbbafPgb9aceBRli_r9RriA?e=pdtmRd</a>   |
| <b>20</b> | Updated Land Use Compatibility Analysis  |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgmajJMVRyCHGWiGx?e=X33PS3">https://1drv.ms/b/s!AmSavFbbafPgmajJMVRyCHGWiGx?e=X33PS3</a>   |
| <b>21</b> | Updated Preliminary Ecological Site Assessment – including Screening for Species at Risk   |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9dXSUbzyzcYA603Q?e=F4Nci2">https://1drv.ms/b/s!AmSavFbbafPgb9dXSUbzyzcYA603Q?e=F4Nci2</a><br>SAR screening info:<br><a href="https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN">https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN</a><br>SAR checklist and email correspondence with MNRF SAR:<br><a href="https://1drv.ms/u/s!AmSavFbbafPgb9gFEpEtkuszgQyw?e=SPLp5k">https://1drv.ms/u/s!AmSavFbbafPgb9gFEpEtkuszgQyw?e=SPLp5k</a> |
| <b>22</b> | Updated Hydraulic Modelling and Floodplain Delineation Report  |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgmVCKv7qu0FrAtpk?e=eKgLPs">https://1drv.ms/b/s!AmSavFbbafPgmVCKv7qu0FrAtpk?e=eKgLPs</a>   |
| <b>23</b> | How will the current land descriptions (of the 12-lot subdivision) be transferred into the Vacant Land Condominium legal description |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9Vtm93TrbNpBmIhA?e=OUphBv">https://1drv.ms/b/s!AmSavFbbafPgb9Vtm93TrbNpBmIhA?e=OUphBv</a>   |
| <b>24</b> | Planning Justification Report  |  |  | <a href="https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg">https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg</a>   |

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Response to Municipality (SDS) May 17 email:

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| 25 | Boundary/Topographical Map                            | The boundary survey/topographical map is of the existing (approved) Plan of Subdivision. Is this intentional?             | Yes, that was intentional. The request was put to the project surveyor and that was his reply.”  | <a href="https://1drv.ms/b/s!AmSavFbbafPgb9l0zGVSHbf8XqjsQ">https://1drv.ms/b/s!AmSavFbbafPgb9l0zGVSHbf8XqjsQ</a>  |
| 26 | Signatures on Draft Plan of VLC                       | Draft Plan of Vacant Land Condominium - need your signature and that of the OLS as well as the date of the signature..... | Applicant will sign and date, however surveyor is off on personal leave for one month. Applicant requests minor discretion and accommodation from the approval authority on this item. Will be done immediately upon Surveyor return to work approx. mid – June.   | N/A  |
| 27 | Draft Certificate Paper Copies                        | Draft Plan of Vacant Land Condominium - need the draft approval certificate on the paper copies...                        | Surveyor is off on personal leave for one month. Applicant requests minor discretion and accommodation on this item. Will be done immediately upon Surveyor return to work approx. mid – June.   | N/A  |
| 28 | North Star Creek/Drainage Ditches                     | Draft Plan of Vacant Land Condominium - need North Star Creek shown along with the drainage ditches....                   | Subdivision Agreement from 2017 provided in link. If you look near the end of that document page 27 of 29 you will see at the time, we all wanted to make sure all future buyers were aware of the creek. The two schedules showing North Star Creek are provided in the link to the right.<br><br>With regard to ditches, we will be pointing you to our May 4 2022 Stormwater Report.                                      | 2017 Notice of Subdivision Agreement:<br><a href="https://1drv.ms/b/s!AmSavFbbafPgcY2kZU6uCP1PQOdZQ">https://1drv.ms/b/s!AmSavFbbafPgcY2kZU6uCP1PQOdZQ</a><br><br>North Star Creek:<br><a href="https://1drv.ms/b/s!AmSavFbbafPgcZHT_tOGbhMGZjskA">https://1drv.ms/b/s!AmSavFbbafPgcZHT_tOGbhMGZjskA</a> |
| 29 | Utility Corridor                                      | Draft Plan of Vacant Land Condominium - need the area dedicated for utilities that will service the shoreline lots....    | See link for proposed location of utilities. Utility corridor proposed to be buried within road allowance. Connection from Alder sub to the east.  | <a href="https://1drv.ms/b/s!AmSavFbbafPgcZKa63dYjABF0ihHw">https://1drv.ms/b/s!AmSavFbbafPgcZKa63dYjABF0ihHw</a>  |
| 30 | Driveways   |   | The link provides general planned layout for driveways. Final detailed design plans for driveways to be short, located near the access road, crossing the infiltration ditch (stormwater control). Driveways may end up being shared between two lots. General principle is driveways slope to stormwater ditch. Road slopes to stormwater ditch. Water is managed for quality and quantity control via infiltration trench. | <a href="https://1drv.ms/u/s!AmSavFbbafPgcYzI2OM2CxDrOPzCA?e=1Yjr1T">https://1drv.ms/u/s!AmSavFbbafPgcYzI2OM2CxDrOPzCA?e=1Yjr1T</a>  |
| 31 | Planning Justification Report                         | Revise PJR to read 24 units...  | PJR updated. Link provided. Link above should have also updated automatically.   | <a href="https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg">https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg</a>  |
| 32 | Hydraulic Modelling and Floodplain Delineation Report | Hydraulic Modeling and Floodplain Delineation Report is   | The WSP report completed the analysis with a focus on the hydraulic modelling and floodplain mapping of the North Star Creek. This resulted in two figures showing the   | See last page of letter in link for #33 below.   |

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|    |   | not updated (the original was attached). Is that an error? Is there an updated version? and does it include the 24 lots?        | estimated 100-year flood line with respect to the North Star Creek with some consideration on the eastern lots of the shoreline blocks. Since then, we have more thoroughly investigated the 100-year flood conditions of the shoreline of Lake Superior including conducting a cross-sectional topographic survey of each proposed shoreline lot. This resulted in a best-fit line for the 100-year flood elevation which connects to the North Star Creek flood line (see link). Unit 24 is subject to a holding zone. |   |
| 33 | Technical Studies relevance (24 lots versus 23) | Does a change from 23 lots to 24 lots affect the results of the technical studies? Will updates of the studies be required now? | All studies completed from the outset of the development of the entire property (Lots and Blocks) has always been considered. Technical studies completed do not need to be updated. Recommendations and minor adjustments can be accommodated in detailed design for the development. Link provides additional information to support this conclusion.  | <a href="https://1drv.ms/b/s!AmSavFbbafPgcZG3BsERDe9I4J2DQ">https://1drv.ms/b/s!AmSavFbbafPgcZG3BsERDe9I4J2DQ</a> |