

#	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): https://1drv.ms/b/s!AmSavFbbafPgl6ajyTSE3u7zJN Breeding Bird Survey (WSP): https://1drv.ms/b/s!AmSavFbbafPgm1z1hEFuH_7xilv?e=FC3WzI
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): https://1drv.ms/b/s!AmSavFbbafPgl9OzboPwHimBkNt
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. Lakeshore lots now 12 instead of 11 meeting LRCA and Shuniah By-Law requirements.	Lakeshore Constraint Sketch: https://1drv.ms/b/s!AmSavFbbafPgmCFhimctHIRDMe Lakeshore Hydraulic Modelling & Floodplain Delineation (WSP): https://1drv.ms/b/s!AmSavFbbafPgmvCKv7qu0FrAtpk?e=eKgLPs Ref: Lakeshore Wave Uprush (Study link in item #3 above) Lakeshore Draft Conceptual Plans: https://1drv.ms/u/s!AmSavFbbafPgm6xUqiNAf7JWhV6?e=YadkoR
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". (https://www.sourceprotection.net/spccommittee.htm) Property and IPZ concern are not COTB jurisdiction. Supporting memos provide sufficient information to support development.	Lakeshore Source Protection Committee Email Response (IPZ): https://1drv.ms/b/s!AmSavFbbafPgmHqdUuBBYdcUOwn Lakeshore IPZ Impact Study (Qiuyan Yuan, PhD): https://1drv.ms/b/s!AmSavFbbafPgmIEzybfm0x6XEcl TBDHU Letter: https://1drv.ms/w/s!AmSavFbbafPgmQeykjTYd8ql0yB?e=fWToHS
6	CNR Easement	CNR needs to support development plan. This is not required for complete application.	CNR will be circulated with the application.	

Updated June 7, 2022

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): https://1drv.ms/b/s!AmSavFbbafPgmajlMVRyCHGWiGx?e=XIPgmM Noise Compatibility Study (WSP): https://1drv.ms/b/s!AmSavFbbafPgmdbO6X0nNycbvi3?e=sD8RaO
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): https://1drv.ms/b/s!AmSavFbbafPgmN2zRi7ATcy7TLW Lakeshore Land Assessment (Northrock): https://1drv.ms/b/s!AmSavFbbafPgmwdUyb53yMQBYf?e=4b4wxl Supplemental Rural Servicing Evaluation (WSP): https://1drv.ms/b/s!AmSavFbbafPgmjCMJhAmjio753O?e=0hToLE
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): https://1drv.ms/b/s!AmSavFbbafPgmkl-3D1Dez-Fkad?e=PNkabD
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): https://1drv.ms/b/s!AmSavFbbafPgm5WtpQRR5CH89D?e=c59He9
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. 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.	Ref: Lakeshore Hydraulic Modelling & Floodplain Delineation (Study link in item #4 above) Memo to LRCA: https://1drv.ms/b/s!AmSavFbbafPgaVnXiTIEM3L-7XzqQ

Updated June 7, 2022

Response to Municipality (SDS) April 21st email:

16	Application Form for VLC			https://1drv.ms/b/s!AmSavFbbafPgb9Yzvt2jlxq0JQ85A?e=GHjaWS
17	Boundary Survey/Topographical			Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZlBirrg?e=RVombM
18	Draft Plan of Condominium			Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZlBirrg?e=RVombM
19	Updated and Final Stormwater Management Report			https://1drv.ms/b/s!AmSavFbbafPgb9aceBRli_r9RriA?e=pdtmRd
20	Updated Land Use Compatibility Analysis			https://1drv.ms/b/s!AmSavFbbafPgmajMVRyCHGWiGx?e=X33PS3
21	Updated Preliminary Ecological Site Assessment – including Screening for Species at Risk			https://1drv.ms/b/s!AmSavFbbafPgb9dXSUbyzycYA603Q?e=F4Nci2 SAR screening info: https://1drv.ms/b/s!AmSavFbbafPgI6ajyTSE3u7zJN SAR checklist and email correspondence with MNRF SAR: https://1drv.ms/u/s!AmSavFbbafPgb9gFEpEtkuszgQyw?e=SPLp5k
22	Updated Hydraulic Modelling and Floodplain Delineation Report			https://1drv.ms/b/s!AmSavFbbafPgmVCKv7qu0FrAtpk?e=eKgLPs
23	How will the current land descriptions (of the 12-lot subdivision) be transferred into the Vacant Land Condominium legal description			https://1drv.ms/b/s!AmSavFbbafPgb9Vtm93TrbNpBmIhA?e=OUphBv
24	Planning Justification Report			https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg

Updated June 7, 2022

Response to Municipality (SDS) May 17 email:

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.	https://1drv.ms/b/s!AmSavFbbafPgb9I0zGVSHbf8XqjsQ
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.....	Fully executed Draft Plan of VLC in link provided.	Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZILBirrg?e=RVOMBm
27	Draft Certificate Paper Copies	Draft Plan of Vacant Land Condominium - need the draft approval certificate on the paper copies...	Fully executed Draft Plan of VLC in link provided.	Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZILBirrg?e=RVOMBm
28	North Star Creek	Draft Plan of Vacant Land Condominium - need North Star Creek shown along with the drainage ditches....	North Star Creek and driveways have been added to the Draft Plan. Fully executed Draft Plan of VLC in link provided. With regard to ditches, we will be pointing you to our May 4, 2022, Stormwater Report.	Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZILBirrg?e=RVOMBm
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.	https://1drv.ms/b/s!AmSavFbbafPgcZKa63dYjABF0lhHw
30	Driveways		North Star Creek and driveways have been added to the Draft Plan. Fully executed Draft Plan of VLC in link provided.	Fully executed Draft Plan of VLC: https://1drv.ms/b/s!AmSavFbbafPgcgsC82zLwZILBirrg?e=RVOMBm
31	Planning Justification Report	Revise PJR to read 24 units...	PJR updated. Link provided. Link above should have also updated automatically.	https://1drv.ms/b/s!AmSavFbbafPgcY-it3YuloMpk9ahg
32	Hydraulic Modelling and Floodplain Delineation Report	Hydraulic Modeling and Floodplain Delineation Report is not updated (the original was attached). Is that an error? Is there an updated version? and does it include the 24 lots?	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 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	See last page of letter in link for #33 below.

Updated June 7, 2022

			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.	https://1drv.ms/b/s!AmSavFbbafPgcZG3BsERDe9I4J2DQ

Post Aug 27/22 Public Meeting:

34	Preliminary Road Design	Any additional information to be provided requested per SDS Aug 29/22	Preliminary road design drawings provided in link.	https://1drv.ms/u/s!AmSavFbbafPgdJnKSsy2hcLS3UTLQ?e=cBWiwz
35	Sewage Hauling Letter	Any additional information to be provided requested per SDS Aug 29/22	Letter of commitment from A1 Sewage to provide sewage hauling services provided in link.	https://1drv.ms/b/s!AmSavFbbafPgdJpNXGYmxkoFIDscw?e=fY3WvY
36	CN Transfer of Easement	Any additional information to be provided requested per SDS Aug 29/22	Transfer easement CN Rail to LDI provided in link.	https://1drv.ms/b/s!AmSavFbbafPgdJumgkgBbfzwhHPg?e=MeAmoi
37	Notice of Subdivision Agreement	Any additional information to be provided requested per SDS Aug 29/22	Notice of Subdivision Agreement (includes agreement itself) for Lakeshore Drive 12 lots provided in link.	https://1drv.ms/b/s!AmSavFbbafPgdJtxv1T-QmXoVPjYg?e=e8XWU2
38	Waterloo Biofilter	Any additional information to be provided requested per SDS Aug 29/22	Waterloo Biofilter Advanced Septic Systems Brochure provided in link.	https://1drv.ms/b/s!AmSavFbbafPgdJvG3UsXSy6jrziWw?e=l6Htdf