

Appendix E: Response to Public Comments

Item #	Question/Comment	Staff Response
1.	Concerns with respect to density, not appropriate for Town	The proposed density meets the minimum targets established by the Province, County and Town.
2.	Traffic Concerns (Trafalgar Road and surrounding area)	The applicant has provided a Traffic Impact Study to support the proposed development. The TIS is required to review existing conditions within the immediate and surrounding area as well as future forecasts. It provides recommendations for road network improvements and traffic calming measures. The report is currently under review by the Town and County.
3.	Desire for Seniors Housing	A seniors housing component has been incorporated into the proposed development.
4.	Desire for a new school/renovation of existing (school)	The Catholic School Board has indicated an interest in securing a site within the area.
5.	Request to commemorate Nodwell Family Heritage	Heritage house to be designated and preserved as part of the approvals process
6.	Concerns over size, location, of proposed water tower	Location of the water tower has been moved closer to the open space block; details of the water tower design will be reviewed by the Town's Engineering Consultant
7.	Inquiries over green building standards to be used, potentials for green "upgrades" (i.e. rough-ins for solar panels, EV charging stations etc.)	The Applicant will be required to provide a Sustainability Report demonstrating what measures are proposed to implement green building standards. New dwellings will be subject to the requirements of the Ontario Building Code.
8.	Concern over rate/speed of development	Development applications are being processed as they are submitted and in accordance with Planning Act requirements. Development will not occur until services and infrastructure is in place.
9.	Concerns about the capacity of existing infrastructure to support additional businesses such as grocery stores, schools, and pharmacies.	Infrastructure is assessed by the Town and its Engineers. The proposed development will not impact services available for employment or commercial uses.
10.	Concerns regarding the capacity of the stormwater management plant to accommodate additional growth. Also voiced concerns over drainage and runoff filtration and treatment in addition to location of snow removal.	The applicant has submitted Functional Servicing & Stormwater Management Report which is reviewed by the Town's Engineering Consultant, the County and the CVCA. All of the items of concern noted are included within the report and reviewed by Staff. Specific details will be reviewed at the detailed design stage.

11.	New wastewater treatment plant won't be big enough to support houses being planned	The WWTP has been designed to accommodate a certain capacity and associated growth. The applicant has participated in the cost-sharing of the WWTP and has been assigned allocation.
12.	Why were residents not told about wastewater treatment plant until after contracts signed	The WWTP was subject of Environmental Assessments which were carried out over a number of years. This was a public and open process.
13.	Capacity of WWTP	Please contact the Town's Engineering Department with respect to specific details regarding the WWTP.
14.	How is the consulting firm (Ainley) and developer making sure there are no negative impacts to our land because of this change?	The application is subject to rigorous review and assessment.
15.	Need for recreational uses; continued access to Barbour field	Additional park and recreational space is proposed, including linkages to Barbour field.
16.	Will each phase require more public meetings	No. A statutory public meeting is required for the overall property. The build out may occur in phases in accordance with any final approvals. Should there be a proposed change of use in the future, a new public meeting will be required.