

## Attachment 6. Summary of Public Comments and Responses

	Comments	Township Response
<b>J. Peck</b> Aug 2, 2022 Apr 16, 2025	<ul style="list-style-type: none"> <li>Concerns with proposed subdivision</li> <li>Groundwater supply – If 31 new drilled wells being proposed, what evidence can be provided that aquifer can support that much draw without causing problems for all stakeholders?</li> <li>Approx 7 years ago, some wells in the area ran dry or experienced low water levels. It seems ludicrous that an additional 31 wells would not seriously impact the amount of water available to existing well owners.</li> <li>If aquifer depleted after subdivision build, what compensation will be provided to those that rely on it?</li> <li>Lack of information – why has no little information been provided on plan that was distributed? It's difficult to determine where proposed new streets line up in relation to existing driveway.</li> <li>Traffic – what will be the traffic impacts if 31 new families are added to Manilla? Posted speed limits on Simcoe St, south of Manilla are too high and make entering/exiting driveways unsafe. What changes are proposed to speed limits on Simcoe Street.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Hydrogeological Assessment Report submitted, and peer reviewed by a third-party consultant on the Region's behalf. Report outlines that there are adequate water supply resources to support the proposed development and development will not negatively impact quality or quantity of groundwater resources in the area.</li> <li>One of the draft plan conditions includes a well monitoring program.</li> <li>Revised plan circulated, along with a map of the area.</li> <li>A Traffic Brief has been submitted and reviewed by the Township's engineering consultant and the City of Kawartha Lakes. The study concludes the proposed development can be accommodated by the abutting street system and traffic generated by the development will have no noticeable impact on the nearby road network.</li> </ul>

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J. Peck cont.	<ul style="list-style-type: none"> <li>• Size of development- how was the total number of proposed lots arrived at?</li> <li>• Greenbelt – what is the Township’s and Region’s position on farmland within the Greenbelt being converted to residential?</li> <li>• Lands proposed to be developed does not appear to match the Hamlet Boundary in the OP. Will the proposed development lands lying outside the Hamlet boundary be subject to an OPA and re-zoning?</li> </ul>	<ul style="list-style-type: none"> <li>• Any changes to the speed limit on Simcoe Street in this area is under the City of Kawartha Lakes’ jurisdiction.</li> <li>• Based on the lot area available within the Hamlet boundaries and the minimum lot area required to accommodate the private well and septic system on each lot.</li> <li>• Subject lands located within the hamlet boundaries can accommodate limited development in accordance with Provincial, Regional and Township policy documents. Lands outside of the hamlet boundaries are within the Greenbelt Protected Countryside and intended to be protected for agricultural and environmental purposes.</li> <li>• 2 blocks of the plan are outside of the hamlet boundary and include a SWM facility and vegetative buffer/trail, which are permitted outside of the hamlet boundaries. The majority of the lands outside of the hamlet boundary will continue to be used for agricultural purposes.</li> </ul>

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<b>S. Thibadeau</b> Aug 6, 2022	<ul style="list-style-type: none"> <li>Concerns with proposed subdivision</li> <li>Manilla has nothing to offer this subdivision except routes to Toronto. Only 1 corner store and 1 gas station.</li> <li>Rely on well water and septic.</li> <li>Traffic appalling on Simcoe St on weekends and throughout the week. It is backed up over the hill to the south on Fridays.</li> <li>The proposed access to the subdivision is extremely hazardous.</li> <li>Will owners take full responsibility for accidents that will occur at these locations?</li> <li>Concerned about waste and runoff at this location. Where will it go?</li> <li>Concerned about well water depletion and contamination.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Limited development is permitted within hamlet areas.</li> <li>New homes proposed on wells and septic systems.</li> <li>A Traffic Brief has been submitted and reviewed by the Township's engineering consultant and the City of Kawartha Lakes. The study concludes the proposed development can be accommodated by the abutting street system and traffic generated by the development will have no noticeable impact on the nearby road network.</li> <li>Revised plan aligns street access onto Simcoe St with existing Short St intersection.</li> <li>Stormwater Management Report has been reviewed by Township &amp; LSRCA and provides an overview of the existing and proposed drainage for this area.</li> <li>The majority of the site drains to the northwest corner of the property where it outlets to a watercourse. A stormwater management facility is proposed as part of the subdivision plan and the existing drainage pattern will be maintained.</li> <li>Hydrogeological Assessment Report submitted and peer reviewed by a third party consultant on the Region's behalf. Report outlines that there are adequate water supply resources to support the</li> </ul>

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<b>S. Thibadeau cont.</b>	<ul style="list-style-type: none"> <li>Concerned with lot sizes proposed at 50x50.</li> </ul>	<p>proposed development and development will not negatively impact quality of quantity of groundwater resources in the water.</p> <ul style="list-style-type: none"> <li>Lots sized sufficiently to accommodate private well and septic system and consistent with other residential lots within the hamlet.</li> </ul>
<b>A. Balsdon</b> Aug 8, 2022	<ul style="list-style-type: none"> <li>Request clarification regarding Blocks 33, 34 and 35 which were not noted on the plan included with the notice.</li> <li>Is the entire property (i.e. 69.8 acres) going to be Hamlet Residential?</li> <li>Where does the stormwater service block drain to and have neighbouring properties been notified of water drainage?</li> <li>Is there an overflow of block drain?</li> </ul>	<ul style="list-style-type: none"> <li>Original plan had incorrect block numbers. Revised plan correctly identifies the block numbers.</li> <li>Only lands within the hamlet boundaries (29.50 acres) proposed to be hamlet residential.</li> <li>Stormwater Management Report has been reviewed by Township &amp; LSRCA and provides an overview of the existing and proposed drainage for this area.</li> <li>The site currently drains east to west. The majority of the site drains to the northwest corner of the property where it outlets to a watercourse. A stormwater management facility is proposed as part of the subdivision plan and the existing drainage pattern will be maintained.</li> </ul>

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<b>R. Smith</b> April 17, 2025	<ul style="list-style-type: none"> <li>• rather than having 31 holes in the ground for water, think one well would be better with the water system monitored by the Municipality</li> <li>• Water servicing could be a potential source of revenue for the Municipality and may elevate some of the concerns of adjacent residents.</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal water servicing and/or a communal well would be under the Region of Durham's jurisdiction. The Region of Durham does not have any plans to provide municipal water or a communal well in Manilla.</li> <li>• Provincial and Regional policies permit limited development within hamlets serviced by private drilled wells and private sewage systems where groundwater quantity and quality permits, and in compliance with the standards of the Region and the Province.</li> <li>• Hydrogeological Assessment Report submitted and peer reviewed by a third party consultant on the Region's behalf. Report outlines that there are adequate water supply resources to support the proposed development and development will not negatively impact quality or quantity of groundwater resources in the water.</li> </ul>
<b>Public Meeting</b> August 8, 2022	Comments or Concerns raised included: <ul style="list-style-type: none"> <li>• Proof that the aquifer can support 31 new homes without affecting existing residential wells; compensation/solution should wells be depleted</li> <li>• 31 septic systems leeching/contaminating the water source which is experiencing problems</li> </ul>	<ul style="list-style-type: none"> <li>• Hydrogeological Assessment Report submitted and peer reviewed by a third party consultant on the Region's behalf. Report outlines that there are adequate water supply resources to support the proposed development and development will not negatively impact quality or quantity of groundwater resources in the water.</li> </ul>

	Comments	Township Response
<b>Public Meeting Comments cont.</b>	<ul style="list-style-type: none"> <li>• previous proposed subdivision was cancelled (City of Kawartha Lakes) due to insufficient water supply</li> <li>• stage 2 well water advisory in 2021</li> <li>• road entrances not shown on circulated plan, could they be added and circulated</li> <li>• certain blocks not shown on plan</li> <li>• impact on traffic, speed limit changes for Simcoe Street, crosswalks</li> </ul> <ul style="list-style-type: none"> <li>• total number of units with respect to good planning</li> </ul> <ul style="list-style-type: none"> <li>• Greenbelt Plan and development of agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>• Plan revised to indicate existing road. Revised plan circulated.</li> <li>• A Traffic Brief has been submitted and reviewed by the Township's engineering consultant and City of Kawartha Lakes. The study concludes the proposed development can be accommodated by the abutting street system.</li> <li>• As the development is to be serviced by private well and septic system, the overall number of lots is based on the area available to be developed within the Hamlet boundaries and the minimum lot area required to accommodate the private well and septic system on each lot.</li> <li>• Lands subject to proposed residential lots are located within the hamlet boundaries. The Greenbelt Plan permits limited development within hamlets in accordance with Provincial, Regional and Township policy documents. Lands outside of the hamlet boundaries are within the Greenbelt Protected Countryside and intended to be protected primarily for agricultural and environmental purposes.</li> </ul>

	Comments	Township Response
<b>Public Meeting Comments cont.</b>	<ul style="list-style-type: none"> <li>• drainage flow, overflow, and quality of draining water</li> <li>• park or greenspace for the subdivision</li> <li>• plans for tree protection</li> <li>• Crown land preservation</li> <li>• future development of the remainder of the subject land</li> <li>• timeline for construction</li> </ul>	<ul style="list-style-type: none"> <li>• Stormwater Management Report has been reviewed by Township &amp; LSRCA and provides an overview of the existing and proposed drainage for this area.</li> <li>• The site currently drains east to west. The majority of the site drains to the northwest corner of the property where it outlets to a watercourse. A stormwater management facility is proposed as part of the subdivision plan and the existing drainage pattern will be maintained.</li> <li>• Cash-in-lieu of parkland will be required as a condition of draft plan approval as permitted in the Planning Act. A walkway connection to the existing park in Manilla has been included as part of the subdivision plan.</li> <li>• An Arborist Report and tree preservation plan is required as a condition of draft plan approval.</li> <li>• The proposed subdivision does not include any Crown lands.</li> <li>• Lands outside of the hamlet boundaries are within the Greenbelt Protected Countryside and intended to be protected primarily for agricultural and environmental purposes.</li> <li>• No specific timeline for construction at this point in time. Market driven.</li> </ul>