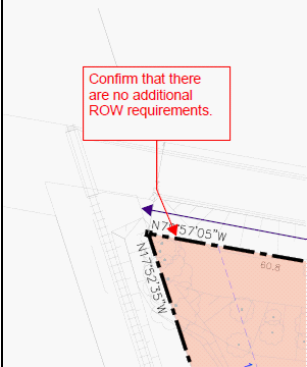
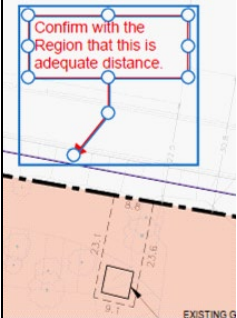
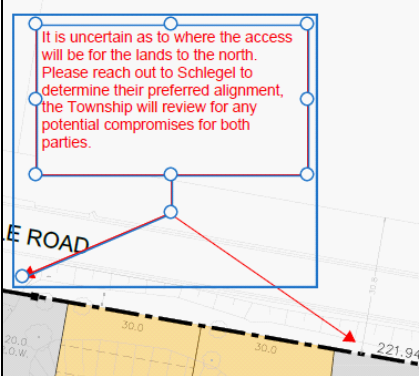
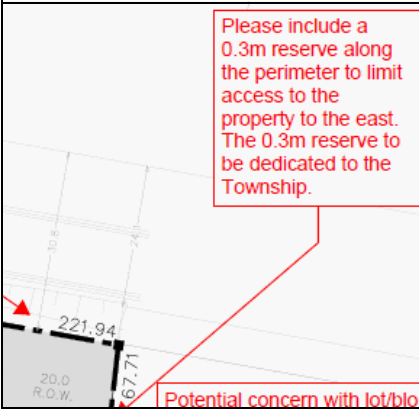
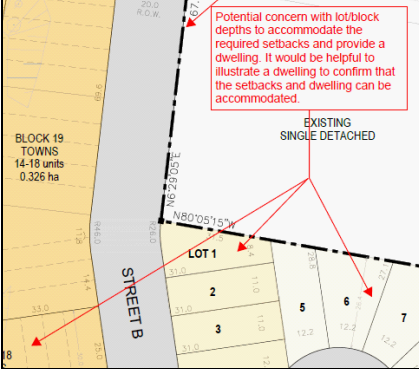
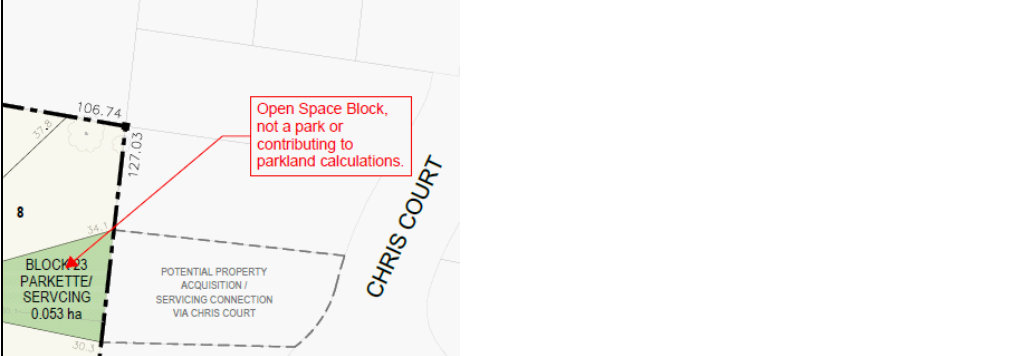


Supplemental Comment Response Matrix - Submitted March 2026

51 & 55 Hawkesville Road and 9 Chris Court, Woolwich Official Plan and Zoning By-law Amendment Applications - 3rd Submission Draft Plan of Subdivision - 1st Submission

COMMENTS FROM AGENCY	Consultant Response
Woolwich - Draft Plan	
Confirm that there are no additional ROW requirements. (SEE BELOW)	The Regional Official Plan designates Hawkesville Road (No. 17) with an ultimate right-of-way width of 30.48 metres. All required road widening associated with the subject property has been conveyed, and any additional lands required to achieve the ultimate width will be obtained from properties north of Hawkesville Road.
	
Confirm with the Region that this is adequate distance. (SEE BELOW)	The railway crossing is located more than 120 metres from the proposed Street A. This distance is generally considered more than sufficient separation, and the Region has not identified any concerns with the spacing provided.
	
It is uncertain as to where the access will be for the lands to the north. Please reach out to Schlegel to determine their preferred alignment, the Township will review for any potential compromises for both parties. (SEE BELOW)	The latest concept plan for the Schlegel lands indicates an alignment between their planned access and Street B.

COMMENTS FROM AGENCY	Consultant Response
	
Please include a 0.3m reserve along the perimeter to limit access to the property to the east. The 0.3m reserve to be dedicated to the Township. (SEE BELOW)	Polocorp does not own the property municipally addressed as 47 Hawkesville Road and therefore cannot apply a 0.3 metre reserve on these lands to restrict access. Alternative mechanisms to limit access may need to be explored.
	
Potential concern with lot/block depths to accommodate the required setbacks and provide a dwelling. It would be helpful to illustrate a dwelling to confirm that the setbacks and dwelling can be accommodated. (SEE BELOW)	Refer to the Conceptual Lotting Plan, which illustrates the preliminary placement of product types across all proposed freehold lots. In certain instances, custom models and/or minor zoning relief may be required, however, all proposed lots are intended to remain functional and capable of accommodating appropriate development.
	

COMMENTS FROM AGENCY	Consultant Response
Open Space Block, not a park or contributing to parkland calculations. (SEE BELOW) 	This block has since been removed. Servicing from Christ Court will instead be accommodated within an easement over Lots 9, 10, and 23, all of which will be planned to accommodate a detached dwelling.
4.5m wide pathway connection required for maintenance / access to the Open Space Block. (SEE BELOW) 	As per Section 9.8 of the Townships Engineering Development and Infrastructure Manual, a proposed 4.0m wide maintenance access has been shown on the engineering drawings (GEI Consultants Canada Ltd., Dated 2026-03-04).
Conceptual lotting required. (SEE BELOW) 	Refer to the Conceptual Lotting Plan. The preliminary concept for Block 21 proposes six stacked townhouse blocks, each module containing two dwelling units and two single-car garages, for a total of 58 dwelling units and 86 parking spaces. The existing gas regulation stations will remain within Block 21 and be accessed via the existing easement.

COMMENTS FROM AGENCY

Consultant Response

ervation Authority (GRCA)

Planner

GRCA previously provided comments on the 1st submission, dated May 27, 2025, indicating a number of comments to be addressed in a future resubmission. It is our understanding that the applicant will make a separate submission for draft plan approval – as such, we are only discussing the Official Plan Amendment and Zone Change applications at this time.

A field verification site visit with the GRCA is scheduled for May 2026 to determine wetland boundaries and the presence of watercourse within the wetland. The results of this field visit may impact the ability of GRCA policy to allow for the removal and/or alteration of these features. If GRCA policy cannot support removal of these features, further impact assessment may be required. Due to the potential for significant impacts to the overall development plans, the GRCA recommends deferring the decision on the applications until the features can be verified. If it is determined that the features can be removed and/or altered, the GRCA will be in a position to recommend approval of the Official Plan Amendment and Zone Change applications.

Noted. On site meeting scheduled for May 5, 2026.

Based on our review of the resubmission, we offer the following comments to be addressed as part of a future submission and/or at the detailed design/permitting stage – please include the comments as part of a comment response matrix.

1. A detail indicating that erosion and sediment control measures will be inspected immediately before and after significant forecast precipitation events should be added to Point 9 under Sediment and Erosion Control Notes on Drawing ND. It is also recommended that more detail is used for the inspection schedule, e.g., “inspected weekly and replaced within 24 hours” in place of “monitored regularly and repaired immediately”.

As requested, note 9 in the Sediment and Erosion Control Section of the Notes and Details Plan (GEI Consultants Canada Ltd., Drawing No. ND) has been updated to reflect these comments.

2. A contingency dewatering plan should be developed for construction.

As requested, a contingency dewatering plan is being developed and will be provided at the detailed design stage.

3. SWM Report – There is a discrepancy in the Curve Number (CN) values for Catchment 5000 under Option 1. Table 5-2 lists a CN of 87, whereas Appendix D indicates a CN of 82 in the calculations and a CN of 8 in the VO modeling. In addition, there is a discrepancy in the CN values for Catchment 5000 under Option 3 – Table 5-2 reports a CN of 87, while Appendix D (both calculations and the VO modelling) identifies a CN of 82. Please clarify and revise accordingly.

The correct CN value of 82 is now reflected across all modelling and tables in the updated Functional Servicing and Stormwater Management Report (GEI Consultants Canada Ltd., March 2026).

We wish to acknowledge receipt of 70% of the overall subdivision plan review fee of \$6,120.03. No additional fees are required at this time. The remaining 30% of the subdivision fee will be invoiced prior to the issuance of conditions of draft plan approval.

Noted.

COMMENTS FROM AGENCY

Consultant Response

District School Board

ng Technician

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comments/conditions:	Noted
That any Education Development Charges shall be collected prior to the issuance of a building permit(s).	Noted
That the developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area. A sign specifications document can be found at the bottom of the board's planning department web page (https://www.wcdsb.ca/about-us/cs/planning/).	Will be addressed prior to servicing
That the developer shall include the following wording in the subdivision agreement to advise all purchasers of residential units and/or renters of same:	Noted
<i>"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."</i>	Noted
Further to the conditions, the board encourages that sidewalk to be installed on both sides of all proposed public roads and a minimum sidewalk 1-side of all internal/private roads on multiple residential blocks. Additionally, any dead ended road to be terminated with a turning circle sufficient to accommodate school bus turning movements.	Noted. Sidewalks provided as directed.
Enova Power Corp. ("Enova") has reviewed the Customer's Plan of Subdivision and Zone Amendment application to the City of Waterloo for the referenced project. Enova does not have any comments regarding the Zone Change. Enova has the following comments regarding the Plan of Subdivision:	
1. Conditions of Services: Enova standard conditions in effect at the time of servicing will apply.	Acknowledged.
2. Existing System: Enova has existing three phase primary overhead distribution lines running along Hawkesville Road that Enova intends to maintain. To accommodate the proposed new subdivision, Enova will use the existing overhead distribution lines as well as the underground distribution and will service the new subdivision underground.	Acknowledged.
3. Relocation of Existing Facilities: Any relocation of existing Enova facilities, if possible, will be at 100% of the applicant's cost	Acknowledged.
4. Expansion and Upgrade: If modifications or additions to Enova existing distribution system triggered by a subdivision development are necessary otherwise customer connections cannot be made, Enova will conduct an economic evaluation outlined in OEB Distribution System Code. Such an expansion cost will be stated in Subdivision Agreement between Enova and the Customer and shall be signed by other parties prior to construction.	Acknowledged.

COMMENTS FROM AGENCY	Consultant Response
5. Set Back: The proposed building(s) must be set back a minimum of 5.0m from all overhead primary conductors. Decreased setbacks (if proposed) may necessitate the installation of non-combustible barrier walls between Enova padmount transformers and the housing unit as per the Ontario Electrical Safety Code, Section 26-014. This installation would be at 100% the developer's cost and may require a revised right of way cross section to facilitate the installation due to the proximity of the padmount transformer to the sidewalk.	Acknowledged.
6. Clearance: Any objects (crane, similar hoisting device, backhoe, power shovel or other vehicle or equipment) shall not be brought closer than 3 meters to an energized overhead conductor owned by Enova.	Acknowledged.
7. Access to Meters: Enova requires a minimum 1.2 m (4') wide clear access in front of and around a meter location that is within 3 m (10') of the front corner of the building and is on the side of the lot where the service stub is located. If less than 1.2m (4') is provided, a registered easement on the adjacent lot must be granted at no cost to Enova. If this access/easement cannot be provided, the meter must be placed on the front face of the house. For on-street townhouse blocks, ganged meter bases must be placed on the end units in accordance with Enova's final design.	Acknowledged.
8. Easement: In a townhouse blocks subdivision if there is no public right-of-way, a blanket easement over all townhouse blocks is required by Enova in order to construct and maintain hydro owned facilities. Whereas there is public right-of-way in a townhouse block subdivision, individual easement to ganged meter base is required. Easement shall be at no cost to Enova and be free of encumbrances, including fences and shall be granted to Enova prior to connection.	Acknowledged.
9. Road Widening: The Township of Woolwich should review the pole locations in relation to any planned road widening. A larger building set back may be required to facilitate the relocation of Enova's poles.	Acknowledged.
10. Grading: Any grading changes by the developer which will affect existing Enova facilities shall be reviewed and approved by Enova prior to starting any site grading.	Acknowledged.
11. Landscaping: The customer is to ensure any landscaping that will be within the vicinity of Enova infrastructure complies with the ESA <i>Planting Under or Around Powerlines & Electrical Equipment</i> guideline. After reviewing the landscaping plan, it is likely that the locations of some trees will have to be changed to give us room for our infrastructure.	Landscape Plan to be provided in a subsequent submission and therefore, is not included in this submission.
12. What Happens Next: Enova may conduct a high level hydro plan once receiving the 1st submission package. Enova will only start the detail engineering design upon the reception of the 2nd submission package. Developers should be in contact with Enova well in advance to provide required documents and sufficient time for a design. Typical 14 weeks is required from the date of Enova receiving the 2nd submission package to the date of Enova issuing the subdivision agreement to Customer. Customer shall install road crossings as per Enova design and then install road base and curbs prior to start of hydro civil construction.	Acknowledged.
anager	

COMMENTS FROM AGENCY	Consultant Response
Please be advised that the subject lands (51 & 55 Hawkesville Rd) fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns on this 2 nd submission DPS/OPA/ZBA. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.	Noted
Metrolinx may also be removed from future circulations of this site.	Noted
Grand River e Steward and Technician	
Included are my environmental comments on behalf of Six Nations of the Grand River Elected Council (SNGREC) regarding 51 & 55 Hawkesville Road, St. Jacobs.	
Haldimand Tract and 1701 Nanfan Treaty Preamble	
Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent.	Noted. Comments will be considered.
Treaty Rights Accommodation and Compensation	
Further development of the land infringes on Six Nations Aboriginal and Treaty Rights by essentially guaranteeing land will not be returned to a natural state and by negatively impacting the environment through emissions and use of resources. Developments on this land fall under the Duty to Consult and Accommodate, meaning Six Nations of the Grand River must be consulted with and accommodated for impacts to their rights.	Noted. Comments will be considered.
SNGREC requires that this development is paired with compensation for impacts to these rights and to the environment. Compensation should include environmental enhancement and other forms of compensation such as increased numbers of affordable units and discounts for Six Nations people. Please contact Irlust@sixnations.ca to schedule a meeting to collaborate on determining compensation. SNGREC requires commitment to compensation before Detail Design.	Noted. Comments will be considered.
Wetland Removal and Replacement	
SNGREC prefers avoidance as the first priority regarding natural features. Even if this was a manmade feature, as noted in the EIS it provides ecological functions which cannot be ignored.	Noted. Comments will be considered.
If the proponent is to replace the wetland, then SNGREC requires that the proponent replace the wetland at a 3:1 areal ratio (or 4:1 ratio if offsite). This helps account for the loss of wetland development time (which affects sediment, benthic invertebrates, species establishment and more). Replication of habitats, especially wetlands, generally has a low rate of success. It is critical that the proponent accurately designs the wetlands for water temperature, sedimentation, sediment type, and more.	Noted. Comments will be considered.

COMMENTS FROM AGENCY	Consultant Response
SNGREC requires that this wetland is finished and established prior to removal of existing wetland features so that wildlife relocation and habitat adaptation can occur prior to removal. Additionally, habitat exclusion fencing should be used to direct species away from the new SWM pond and removal/development and towards the new pond after it is established, and away from any development activities prior to removal.	Noted. Comments will be considered.
Additionally, SNGREC requires that wetland compensation is paired with contingency funding and monitoring to ensure success of the wetland.	Noted. Comments will be considered.
Open Space	
What is the plan for the open space that is currently the southern field? SNGREC recommends restoring this area with native species plantings.	Noted. Comments will be considered.
Land Use	
SNGREC encourages increasing the amount of medium density to make better use of the land.	Noted. Comments will be considered.
SNGREC also encourages the inclusion of mixed use as having more local stores implemented within communities reduces car dependency and travel time.	Noted. Comments will be considered.
The varied rear yard in the low residential area suggests that some properties could be constructed with smaller yards to increase the VPZ to the forest. SNGREC requests that the proponent reduces yard size to that of the smallest planned and increases the VPZ where possible.	Noted. Comments will be considered.
Landscaping	
SNGREC requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided. Non-native species are less ecologically beneficial, and some non-native species can become invasive even after decades of seeming fine. SNGREC requires an opportunity to review any landscape plant lists before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase's capacity allows.	Landscape Plan to be provided in a subsequent submission and therefore, is not included in this submission.
SNGREC requires that the proponent commits to these actions during this phase of the application.	Landscape Plan to be provided in a subsequent submission and therefore, is not included in this submission.
SNGREC strongly encourages the creation of pollinator gardens using native plant species in landscaped areas not intended for human movement. Pollinator gardens can offer food, breeding space, and sanctuary for pollinators that are harmed by human expansion as they lose functional habitat, and their remaining habitat becomes more fragmented. Community gardens could also be implemented alongside pollinator gardens for an added community benefit. Pollinator gardens will also increase the visual attractiveness of the area.	Landscape Plan to be provided in a subsequent submission and therefore, is not included in this submission.
Bird and Light Friendly Design	
SNGREC requests that the buildings and streetscapes are designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas.	Noted. To be considered at Site Plan and/or Building Permit.
Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design: https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf	Noted. To be considered at Site Plan and/or Building Permit.
SNGREC requests commitment at this stage of development to explore and implement thorough bird and light friendly practices during the appropriate phases.	Noted. To be considered at Site Plan and/or Building Permit.

COMMENTS FROM AGENCY	Consultant Response
Tree Compensation	
SNGREC requests a 10:1 tree replacement ratio for all trees removed regardless of DBH and 1:1 for any dead trees/snags removed as these are an important habitat feature. A high tree replacement ratio helps to restore lost ecological function and considers time for regrowth and reduced survivability due to deer browsing and tree die-off. The goal of an increased tree replacement ratio is also to create habitat and strengthen ecological resilience.	Noted. To be considered through Landscape Plan.
Further, the higher tree replacement ratio better compensates for the long lasting, permanent impact of the development that will no longer be able to be used by Indigenous people. The removal of or damage to the natural environment has an immense negative impact to Six Nations of the Grand River Aboriginal and Treaty Rights in this area. Planting additional trees and improving the environment helps make up for the negative impacts from development on these rights.	Noted. To be considered through Landscape Plan.
Planted trees must be site-specific native species and should be planted as close to the site as possible without impacting existing features and ecosystems, as should any future landscaping species be native species.	Noted. To be considered through Landscape Plan.
Please consider planting plugs or other earlier-growth trees to help increase the feasibility of planting additional trees. SNGREC requires planting best practices are used and suggests collaboration with Kayanase Plant Nursery for recommendations and guidance.	Noted. To be considered through Landscape Plan.
Please be advised, if tree offset is not feasible onsite, SNGREC expects offset plantings to take place as close as reasonably possible to the impacted site. SNGREC encourages collaboration with the Grand River Conservation Authority, Township of Woolwich, Region of Waterloo, or RARE to achieve these offset plantings. Lastly, the Six Nations of the Grand River Environmental Levy may be considered should closer sites be unavailable, allowing SNGREC to purchase land and plant trees on behalf of the proponent. SNGREC's Environmental Levy is a cash-in-lieu option that is more financially feasible than other cash-in-lieu options as SNGREC will plant trees that are not full caliber, resulting in about \$40 per tree planted.	Noted. To be considered through Landscape Plan.
SNGREC expects that the tree replacement is paired with a robust and complete monitoring and maintenance plan complete with contingency actions to ensure successful establishment of the trees for long term success.	Noted. To be considered through Landscape Plan.