



COMMENTS RECEIVED

Project: P2018-106

Comments:

The PRC Department understand that these lands will be developed for commercial purposes however their proximity to the Silverdale Wetlands are of concern both during the construction phase and the operational phases of the commercial businesses.

These lands are immediately adjacent to lands jointly owned by the DOM and Ducks Unlimited and were retained in public ownership to ensure their environmental integrity. A high degree of care during all phases of the development of this site must be taken to ensure the integrity of the Silverdale Wetland site.

A fence must be placed along the margin of the setback area that delineates the environmental area. Specific operational instructions related to the site especially from businesses immediately adjacent to the wetland should be included as part of the final site approval phases.

The site landscaping plan should also consider the close proximity of the wetland and avoid the selection of any plant material that could become established in the wetland or upland areas.

The location of dumpsters should be sited away from the wetland margin to avoid litter and debris from blowing into the wetland where it could be problematic from a wildlife and retrieval perspective.

There is a reference to a picnic area within the environmental area, this needs

DEVELOPMENT SERVICES

	<p>further clarification.</p> <p>The drawings provided to date provide some detail related to the margin of the development and the setbacks although the legend is lacking- additional clarification is required.</p> <p>The road cross section for Silverdale Avenue will require additional care and this increased level of maintenance should remain the responsibility of the future mall owners.</p> <p>The Department will have additional comments once additional detail is provided.</p>
Signature	<i>M. Sinclair</i>
Name:	M. Sinclair
Organization:	PR&C Department
Date:	Dec 24/ 2019