



July 8, 2022

Municipality of Trent Lakes  
760 County Road 36  
Trent Lakes, ON  
K0M 1A0

**Attention: Adele Arbour, Temporary Manager of Building and Planning**

Dear Ms. Arbour,

**Re: Pigeon Lake Commercial Cabins  
16 Fire route 94A, Trent Lakes  
Peer Review Response Letter  
D.M. Wills Associates Project No. 20-85099**

We have received and reviewed the letter provided by Stantec Consulting Ltd. dated March 31, 2022, with respect to our Functional Servicing Report (FSR) submitted in support of the Rezoning Application for this project.

Although no comments were provided in the letter the FSR has been revised to suit the summary prepared during the peer review.

A summary of revisions includes the following:

- The cottage and cabins are intended as four season, available for use all year long
- The misprint in Section 1.1 has been revised to correctly note the Municipality of Trent Lakes
- The estimated domestic water demand provided in section 2.3 has been revised to suit the following:
  - Upon further review and discussions with the Owner, the average occupancy for the proposed development is anticipated to be 21 persons rather than 28
  - In the absence of available reliable water records, the demand rate of 270 – 450 L/person/day from the MOE design guidelines was used to establish the expected demand for the proposed site as a range from 5,670 to 9,450 L/day
- Revised grading plan illustrating grading tie ins to suit the raised filter bed

The FSR does not address water supply for fire protection as it was not identified as a requirement for the application by the Municipality. Water is expected to be drawn from the lake for any fire fighting activities; it is acknowledged that access to water will be impacted by seasonal

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conditions. A dry hydrant along Fire Route 94 could be installed to service this and other properties; however, that should be addressed separately from this application as it is to the benefit of other properties. Future discussions should include the local Fire Department as there may be limitation beyond available water supply.

The property is serviced by an overhead hydro line. The capacity of the service will be determined by others prior to building permit applications. If needed, supplemental power could be provided through alternate options i.e. solar panels and generators. Telecommunications are the responsibility of the Owner and were not considered in the scope of this FSR.

It was noted in the review of the Hydrogeological Study that there were concerns regarding the discrepancy in daily sewage flows and previously estimated water demand. Daily Sewage Flows from the Ontario Building Code vary from MOE Design Guidelines as a result the respective flows will also vary. The Ontario Building Code governs septic design and therefore the sewage flows provided will take precedence over the water demand. The Peterborough Public Health Unit has reviewed the septic design and is in agreement will the daily sewage flows and design provided by the Septic Consultant.

We trust the above is satisfactory for your purposes. Please feel free to contact our office if you have any questions.

Respectfully submitted,



Mark Spiers, C.Tech.  
Senior Project Manager

MS/jh

cc: Stephen Lennox, Owner, Pigeon Lake Commercial Cabins