



TOWN OF CALEDON
PLANNING
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March 5, 2021

Town of Caledon
6311 Old Church Road,
Caledon ON L7C 1J6

Attention: Adam Wendland
Community Development Planner.

**Re: Application for Zoning By-law Amendment
1st Submission Comments
8281 & 0 Healey Road
Part of Lot 5, Concession 5 (ALB)
Files: RZ 20-07**

We have reviewed the 1st Submission comments from the Development Section, Engineering and provide the following in response. Our responses are in ***bold italics***.

Town of Caledon, Planning Department, Development Engineering:

7. Development Engineering understands that the closest sanitary servicing connection is at Coleraine Drive and that the proposed sanitary servicing is to be a Force Main adequately sized at the detailed design stage to convey flows to the proposed 250mm gravity sewer extension from Coleraine Drive on Healey Road. The private sanitary service is proposed within the Towns right-of-way under Healey Road and will require review and approval from the Towns FIS Engineering Department and the Region of Peel. It is understood from previous discussions that the costs for extending these services would be at the Applicants expense.

RESPONSE:

Town, Region and Owner are having continuing discussions regarding the sanitary service and consideration to allowing connection within the Public ROW as an interim connection until such time that the Region extends the sanitary sewer on Healey Road, west of the creek crossing.

8. Healey Road is not designed for and does not permit truck traffic. Development Engineering respectfully defers the review and approval of any required upgrades, road and infrastructure improvements and/or ongoing maintenance requirements of Healey Road to the Towns FIS Engineering and Traffic Department.

RESPONSE:

Town and Owner are having continuing discussions regarding the requirements related to any upgrades and costing sharing of such improvements.

9. Development Engineering understands that the SWM proposal is to utilize available capacity from an existing downstream SWM pond on the property to the south (ONTARI Holdings Ltd. – Amazon) at 12724 Coleraine Drive (south of the subject site). Thus, a storm connection is proposed beneath the wetland feature and is to be reviewed and approved by the TRCA. Additionally, from a high level the following would be required at detailed design in relation to stormwater management:

- a) Confirm that there is sufficient capacity in the SWM facility and that quantity and quality criteria will meet TRCA and Town of Caledon standards. Including any proposed adjustments, upgrades or retrofits required to the existing SWM Facility on private property.

RESPONSE:

AM Candaras has provided an updated SWM Brief including updated Hydrologic Model as required by the TRCA and identified sufficient capacity within the pond. This has been included with the Odan/Detech FSR.

- b) Drainage easements will be required for the conveyance of stormwater to the existing SWM pond and outlet located on the site to the south.

RESPONSE:

It is the preference of the TRCA to avoid Drainage Easements through their lands. Drainage Easements will be provided on the AIMco. (Amazon Site). As the lands are owned by the same Owner obtaining easements is not a concern and can be completed as part of the site plan process.

- c) Permission from the adjacent property owner will be required for any proposed works on the adjacent property.

RESPONSE:

There is no intent to complete any works on the adjacent lands to the east or west. If this should occur permission will be obtained. The lands to the south, storm sewer conveyance to the pond, are owned by the same Owner and therefore permission to works on these lands is not a concern.

- d) Demonstrate the ability to contain the larger of the 100yr storm and Regional Storm events on the subject lands with a suitable emergency overland spillway to the creek to be reviewed and approved by the TRCA.

RESPONSE:

The allowable flow as established by AM Candaras will be met at the outlet for the site based on the larger of the 100 year or Regional Storm. As it is expected the site will consist of mainly rooftop, rooftop controls will be used to meet the allowable flows in addition to any need for u/g or surface storage. This will be detailed at the Site Plan

development stage. A suitable emergency overland spillway to the creek will be shown at that time.

- e) Please note that as per Town Standards, the minimum slope for a storm sewer pipe is 0.4%; however, if a slope of less than 0.40% is required, then self-cleaning velocities must be maintained. Please confirm that self-cleaning velocities are maintained, and this should be included on the plan.

RESPONSE:

1650mm pipe at 0.20% will obtain a selfcleansing velocity of 1.38 m/sec during a 2 year storm event with Roof Top Controls implemented. This has been added to the Figure.

- f) Maximum spacing of MHs shall be 150m for sewers 675mm or greater in diameter as per Town Standards Section 1.4.2.2.3.

RESPONSE:

Noted and applied. The maximum spacing is currently at 150m.

- 10. Please have the full extent of the property line clearly identified on Fig. SG. Please confirm and clearly indicate that existing property line grades are to be matched.

RESPONSE:

Added to Concept Grading plan.

- 11. Section 4.3 bullet 3 of the FSR and SWM Brief identifies that the post-development flood line external of the site to the east, is plotted as extending in some cases farther east into the neighbour's property than the pre-development flood line, whereas the flood elevation is actually lower than pre-development. Please clarify if the "site" is in reference to the proposed developable area and the "neighbours property" is the flood plain compensation (cut) area. Please clarify.

RESPONSE:

Compensation area is only accounted for within 8281 Healey Road and not considered for the property to the east.

- a) Section 5 bullet 2 identifies that the proposed development can be graded such that the flood line falls generally outside the subject property, or so as to provide a 10m setback from the flood line. Please confirm that "subject property" is in reference to the proposed developable area and not the actual subject property. Please clarify.

RESPONSE:

Grading will occur within the subject property to achieve a flood line that will be outside the developable area when completed. Refer to Concept Grading plan for additional details.

- 12. Please update the FSR and SWM Brief to reference the Towns latest design guidelines (Version 5, 2019)

RESPONSE:

The report has been updated.

13. The FSR and SWM Brief and all engineering drawings are to be signed, stamped and dated by a Professional Engineer.

RESPONSE:

Documents have been stamped.

14. Development Engineering defers the review and approval of the floodplain analysis and the refinement of the EPA lands including the ditch realignment and cut/fill in the regulated area to the TRCA.

RESPONSE:

Noted.

15. As the site ultimately drains to a Toronto Regional Conservation Authority (TRCA) regulated area, approval of the FSR and SWM Brief is required from the TRCA.

RESPONSE:

The report has been updated.

16. A Road widening of 13m from the CL is required as the Official Plan lists Healey ROW as 26m.

RESPONSE:

Noted, to be addressed by Owner and detailed at Site Plan Design stage.

17. Development Engineering requests that the Engineer provide a response letter with the re-submission package including reiterating the Towns comments and details for how each of the above comment is addressed.

RESPONSE:

Responses provided for Engineering Comments, refer to additional letters for remaining comments.

We hope you find the above satisfactory in providing you final approval for the proposed development. If you have any questions or require any clarification please do not hesitate to contact the undersigned.

Thank you,



John Krpan, P.Eng., M.S.C.E.
President
The Odan/Detech Group Inc.

A handwritten signature in black ink that reads 'Mark Harris'.

Mark Harris, Dipl. Tech.
Senior Project Manager
The Odan/Detech Group Inc.