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**March 5, 2021**

Toronto and Region Conservation Authority  
101 Exchange Avenue  
Vaughan, ON  
L4K 5R6

Attention: Jason Wagler  
Senior Planner  
Development, Planning & Permits

**Re: Response to Comments**  
**Zoning By-law Amendment Application RZ 2020-0007**  
**8281 and 0 Healey Road, Caledon**  
**Part Lot 5, Concession 5 (Albion)**  
**Zelinka Priamo Ltd., on behalf of 8281 Healey Road GP Ltd. c/o One Properties**

We have reviewed the 1<sup>st</sup> Submission comments from the Toronto Region Conservation Authority (TRCA) staff and provide the following in response.

**TRCA COMMENTS ON Region File # RZ2020-007 - FIRST SUBMISSION (TRCA FILE # CFN 62592.02)**

First Submission (date received August 27, 2020)
TRCA Staff Comments (October 30, 2020)
Odan Response to Comments (January 22 2021)
TRCA Development Planning and Permitting
<p>1. The watercourse realignment and cut and fill work proposed are acceptable in principle to TRCA staff. Revisions to the floodplain modelling are required as detailed in comments 18-20 before the pre-post floodplain limits can be accepted by staff.</p> <p>Given that previous erosion/large storm events have caused the channel to migrate away from the original creek bed and riparian wetlands, we agree that the proposal would in theory have a net ecological benefit to the Clarkway tributary. The grading work would remove portions of the site from the floodplain through filling and create floodplain storage in other areas on site. The proposed cut and fill work must be completed to TRCA's satisfaction before any development could be approved in areas currently in the floodplain. Two separate TRCA permits would be required for the future industrial development of this property: one to rehabilitate/relocate the water course and create the wetland enhancement area; and two, to facilitate the construction of the future industrial use and servicing connections. The rehabilitation work again would need to be completed and certified by qualified professionals prior to the issuance of the second permit.</p> <ul style="list-style-type: none"><li>Noted, Revision to 18-20 have been completed, permits and certification will be obtained and provided at the appropriate time.</li></ul>

2. The Natural Heritage System (NHS) boundary is established from a number of components, including the regulatory floodplain, wetland limits and their associated buffers in this particular instance. Under TRCA's Living City Policies, Wetlands that have been evaluated as Provincially Significant by the Ministry of Natural Resources and Forestry (MNRF), require a setback of at least 30 metres. Wetlands that are not Provincially Significant are afforded a minimum 10 metre setback. A scoped letter Environmental Impact Study (EIS) and setback review analysis have been submitted in support of the proposed ZBA. TRCA staff have reviewed the submitted July 30, 2020 Letter Environmental Impact Study, prepared by MTE and through pre-consultation previously reviewed the letter titled, "Healey Road Property and Wetland Setback Review", prepared by MTE, dated October 30, 2019. The materials submitted indicate that the riparian wetlands on the subject lands have not been evaluated as Provincially Significant. We are of the opinion that the proposed 10-30 metre setback from the wetlands and ultimate floodplain is acceptable and meets applicable policies. Provided the engineering comments under 18-20 concerning floodplain modelling can be adequately addressed, we accept the limit of development as shown.

- Noted, refer to revised report and modelling.

3. Schedule A in the submitted Planning Justification Report prepared by Zelinka Priamo Limited illustrates the areas on the property that will be removed and added to the Environmental Protection Area (EPA 1) zoning for long-term protection. In comparison with Figures 7 and 8 in the submitted EIS, it appears that the 10m post-development floodplain setback/10-30m wetland buffer would be appropriately zoned EPA1.

- Refer to revised Planning Justification Report completed by Zelinka Priam Ltd.

4. Policies 5.7.3.18 and 5.7.3.1.9 in the Town's Official Plan support placing EPA lands into public ownership through the planning process. TRCA supports the conveyance (gratuitous dedication) of natural heritage systems into public ownership. TRCA staff have discussed the gratuitous dedication with the proponent and staff have agreed that the land transfer would occur as a condition of Site Plan approval once the rehabilitation works have been completed and monitored appropriately.

- Noted, to be completed at the SPA stage.

5. A natural channel design brief or environmental implementation report with detailed restoration plans will be required at the site plan application stage to detail the proposed realignment, wetland enhancement and species, timing and buffer treatments. We expect that the buffer would be restored in its entirety as part of the future application. The report would also include a proposed monitoring plan for the wetland enhancement and creek work as well as a projected cost estimate for the monitoring program.

- Noted, to be provided at SPA Stage.

6. The cut and fill work and watercourse realignment appear to require alterations on the adjacent lands. Has permission from the adjacent landowner been obtained to complete the work?

- This is not the intent. All works are to be completed within the Development lands. If any works are required outside these limits permission will be obtained from the adjacent landowners. As shown on the revised sections the grading will be within the development limits.

7. The CEISMP originally envisioned a stand-alone SWM facility (i.e., SWM 2) on the subject lands. However, as it is our preference to reduce the number of SWM ponds and outlets draining to the Clarkway Tributary, we're supportive of the conceptual connection to the Ontari site SWM pond downstream. We understand from discussions with the proponent's consultant that future maintenance to the servicing connection through EPA1 lands would be designed to be minimized and no negative impacts would result through construction of the servicing connection once mitigation measures are in place.

- This is the intent. As per the Storm Sewer Figure within the report there would be upstream and downstream Maintenance Structures to service the storm sewer system. Two (2) storm sewers will be placed to provide for conveyance of the allowable flow from the proposed development. This would allow for maintenance each sewer separately should the need arise. In addition upstream sediment would be contained via catch basin sumps and goss traps to prevent larger debris from entering the downstream storm sewer system. Geomorphologist Fluvial Study provided in support of sewer crossing within the flood plain and EPA zone.

## Water Resources Engineering

### Stormwater Management

#### First Submission (date received August 27, 2020)

#### *Quantity control*

8. It is noted that the adjustments to the downstream pond release rates considered the entire area from the subject site (i.e. 21.87 ha). It is our understanding that the entire area of subject site will not discharge to the existing pond; therefore, please revise the adjustments to the downstream pond release rates by considering only the area draining to the pond.

- The report has been revised to consider only the proposed developable area to be conveyed to the pond. The exact final development area will be finalized based on TRCA approvals under this application. Currently the developable area has been established at 9.21 ha.

9. It is noted that the proposed development will be serviced by the downstream pond. Please submit the revised digital hydrologic model that was used to size the existing south pond.

- The revised Hydrologic Model has been updated and completed by AM Candaras and has been included with the Odan/Detech report to support this application. As discussed with the TRCA a Technical Memo and supporting calculations for the Hydrological Model is all that is required at the FSR stage. Detailed design and modifications to the Pond will be completed at the SPA stage and provided at that time. Digital model provided as requested.

### **Quality Control**

10. It is noted that for resizing the existing pond for quality treatment, 10ha of the subject property was considered. Please clarify if it is only 10ha of the subject area that will be discharged to the pond.

- Only 10ha of development area will discharge to the pond to be adjusted to actual development area at SPA stage. Similar to the above AM Candaras has provided a memo in support of the downstream pond being capable of providing the necessary water quality requirement for the proposed development. Only the proposed developable area was considered for water quality at this time up to a maximum of 10 ha., knowing that the developable area will be slightly less than this upon obtaining final approval.

11. It is noted that 1974m<sup>3</sup> of permanent storage is provided for quality treatment and it is not clear how this number was derived. Please submit the supporting calculations.

- The required volume for permanent storage is based on MOE Calculation for 250 cu.m./ha. based on a private pond for this development with a contributing area of approximately 10 ha. or less based on the developable area. An area of 10 ha. has been provided for the downstream pond designer AM Candaras to aid in confirming their calculations for the Zoning and FSR stage. This will be adjusted and updated at the detailed design stage. As discussed with AM Candaras the downstream pond was designed to accommodate additional capacity of approximately 21.87 ha. As noted above in point 10. AM Candaras has provided a memo in support of the downstream pond providing water quantity and quality for the proposed development area of less than 10 ha.

12. The submitted FSR mentioned that “should the treatment of water quality become a concern at the downstream pond the use of Oil/Grit separators on site at 8281 Healey Road will be reviewed”. Please note that standalone Oil/Grit separators will not achieve enhanced level treatment, as such if this option is the way to go, then additional measures need to be considered.

- Downstream pond will address water quality. This statement was provided for alternative means if deemed necessary in advance of the downstream pond which would be determined further at the time of detailed design. It is not expected that Oil/Grit Separators will be required. The statement has been removed.

13. Please note Oil/Grit separators units are effective for the area not greater than 5ha. As such, if this option is the way to go, then multiple OGS units need to be considered, so that each serves an area less than 5ha.

- Noted. As indicated above we do not believe Oil/Grit separators will be utilized with the connection to the downstream pond.

14. TRCA staff acknowledges that roof runoff is considered clean water from stormwater management perspective.

- Noted.

**Pipe crossing**

15. The submitted FSR mentions that there will be minimum of 1m separation from the bottom of the watercourse and the proposed pipe that conveys flows from that subject site to the existing SWM Facility located on the AIMCo. Property (Amazon Site). Please note that typically TRCA requires minimum of 2m separation from the bottom of the watercourse and the proposed pipe. As only 1m is proposed, please provide additional analysis to ensure that the pipe will not be exposed through bed scour.

- In support of the 1m separation from the bottom of the watercourse to the top of the pipe support calculations have been provided from Geoprocess and have been included within the revised FSR. This memo has identified that 1m of cover will be adequate. Any required details will be provided at the detailed design stage during SPA.

**Erosion Control**

**First Submission (date received August 27, 2020)**

16. The stated criteria are acceptable and please revise the hydrology model for the existing pond by adding the subject property and determine the additional extended detention volume to address erosion control.

- AM Candaras has revised the hydrology model for the existing pond by adding the subject property to a maximum development area of 10 ha., knowing that the development area will be less than based on the floodplain mapping. The revised model and support technical memo and calculations can be found in the revised FSR.

***Water Balance***

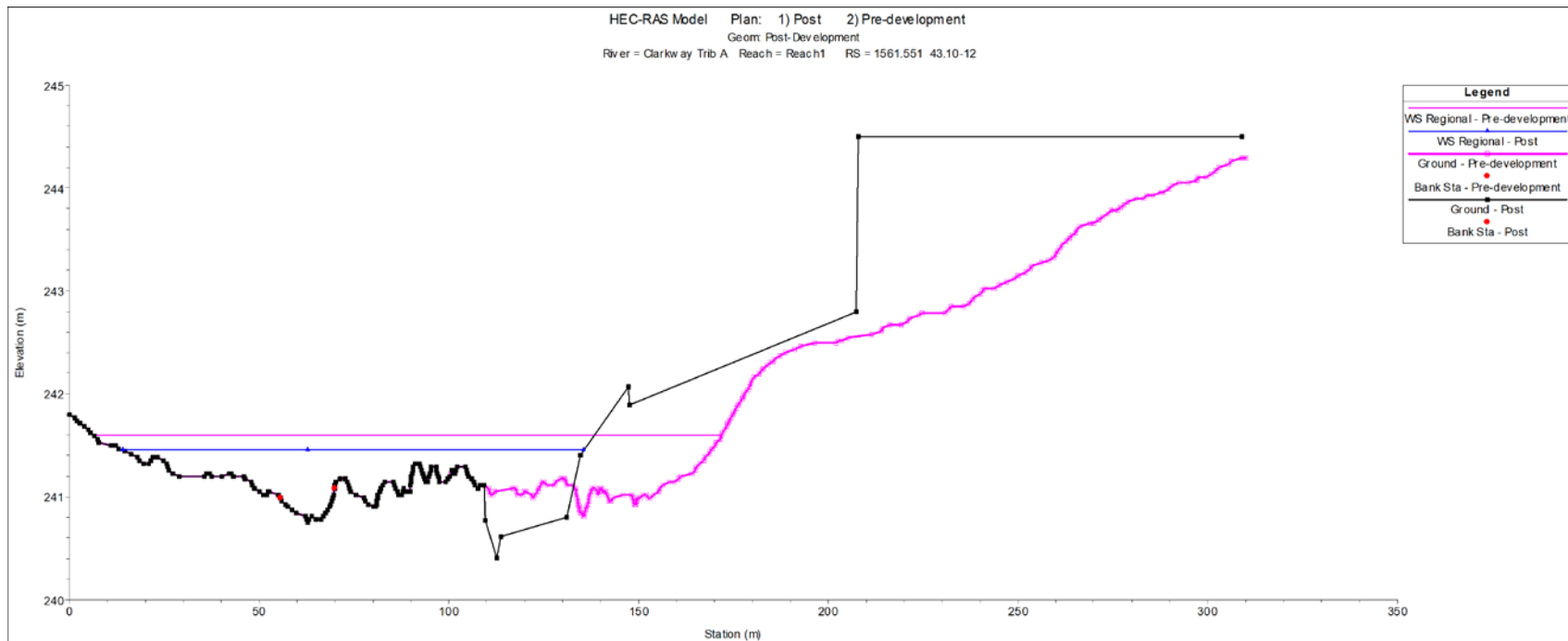
17. TRCA's site water balance requirement is on-site retention of 5mm runoff from total impervious area and this retained runoff can be infiltrated and or evapotranspiration using low impact development measures. Please submit supporting calculations that demonstrate the achievements of this criteria.

- The 5mm requirement has been added to the report as discussed with the TRCA. This provides the required volume. The location of LID's will be reviewed at the Detailed Design Stage with the Geotechnical Engineer to determine infiltration rates of the soils at specific locations.

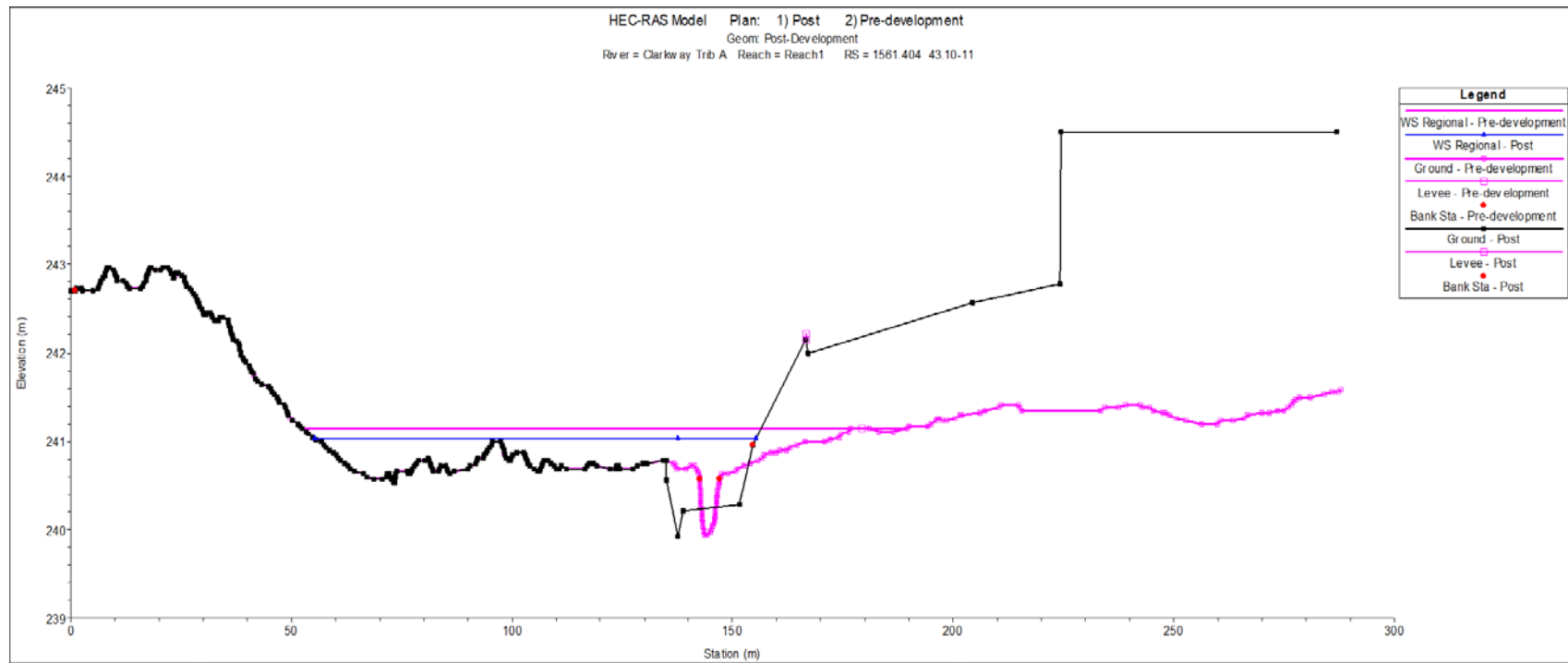
## Floodplain Management

18. TRCA staff compared the existing and proposed cross sections extracted from the respective models and the comparison (see below) shows that according to the proposed cross sections in the proposed condition HEC-RAS model, although the submitted Figures show proposed grading is within the property limit, the grading exercise appears to extend beyond the property line. Please confirm that the grading shown within the HEC-RAS model are consistent with the Figures.

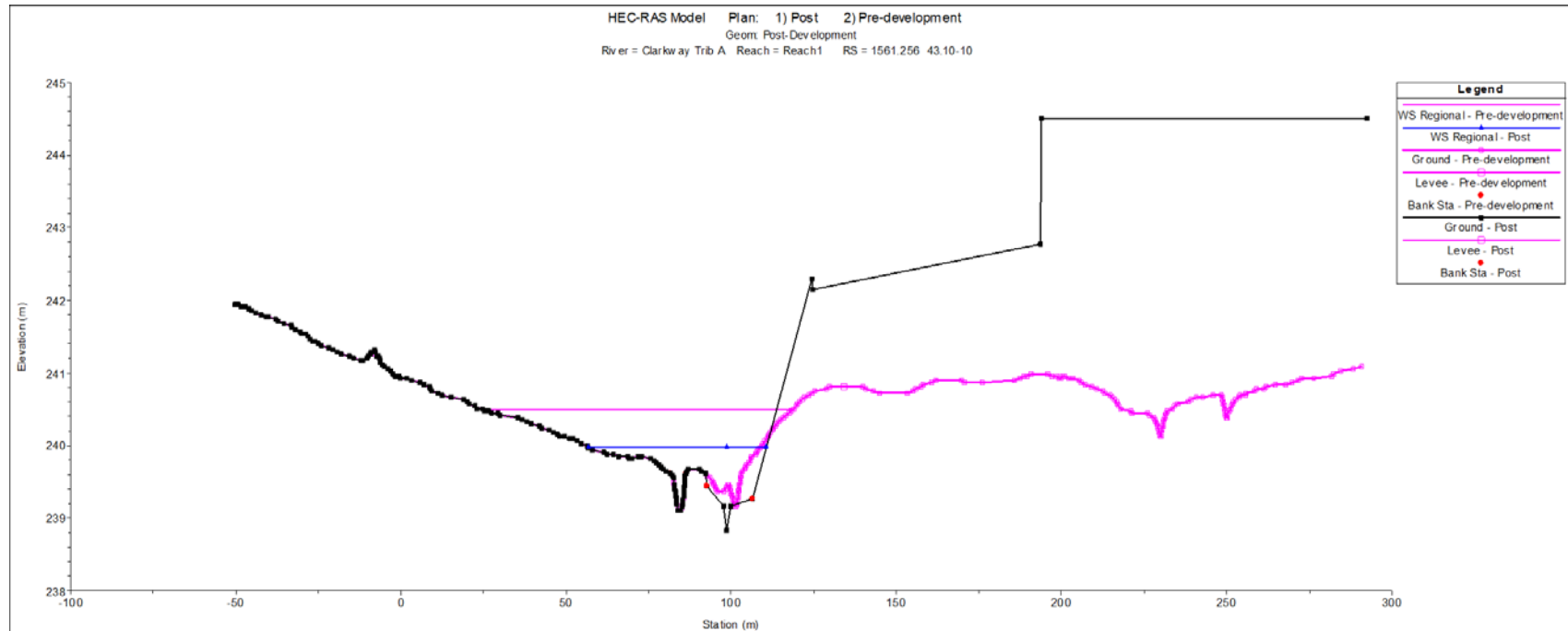
- The HEC-RAS Sections have been reviewed and revised based on the above comment. The grading is within the proposed property limit and the HEC-RAS Sections have been updated to match with the HEC-RAS Model Stations and UTM locations between the survey and HEC-RAS Model and Plans.



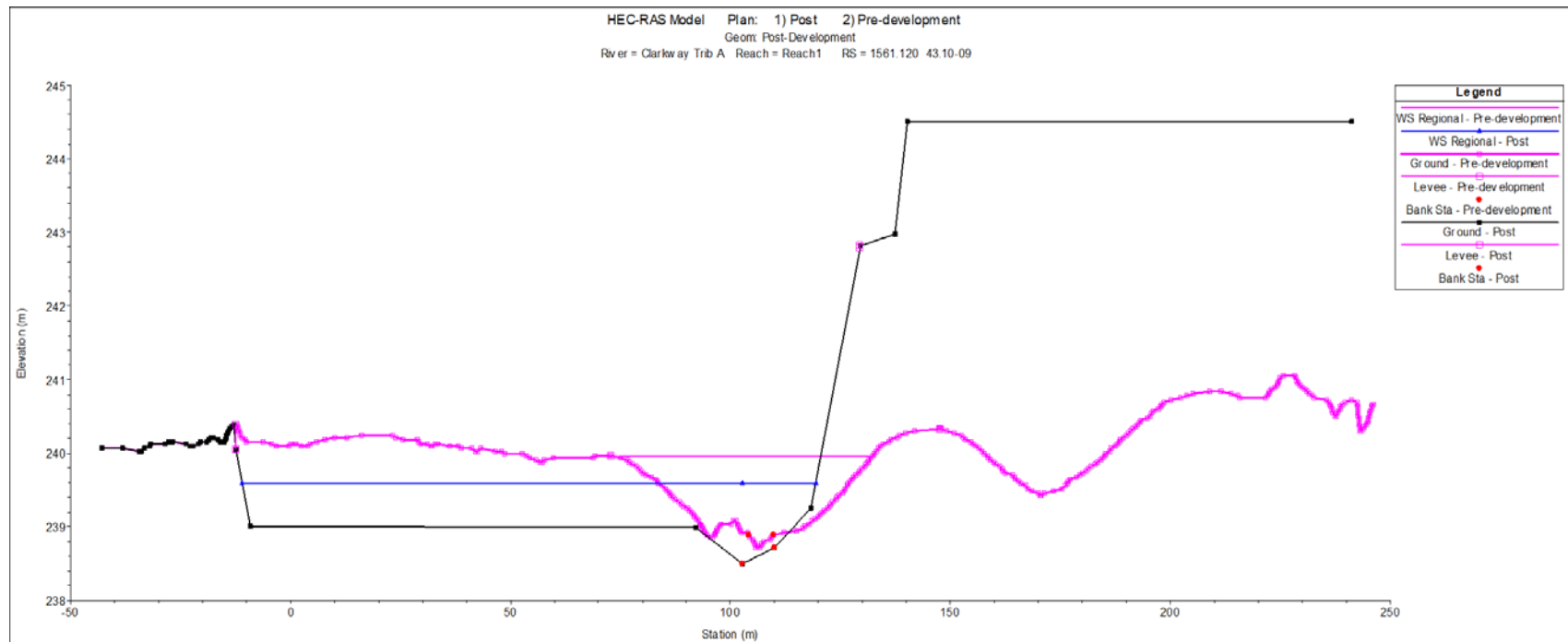
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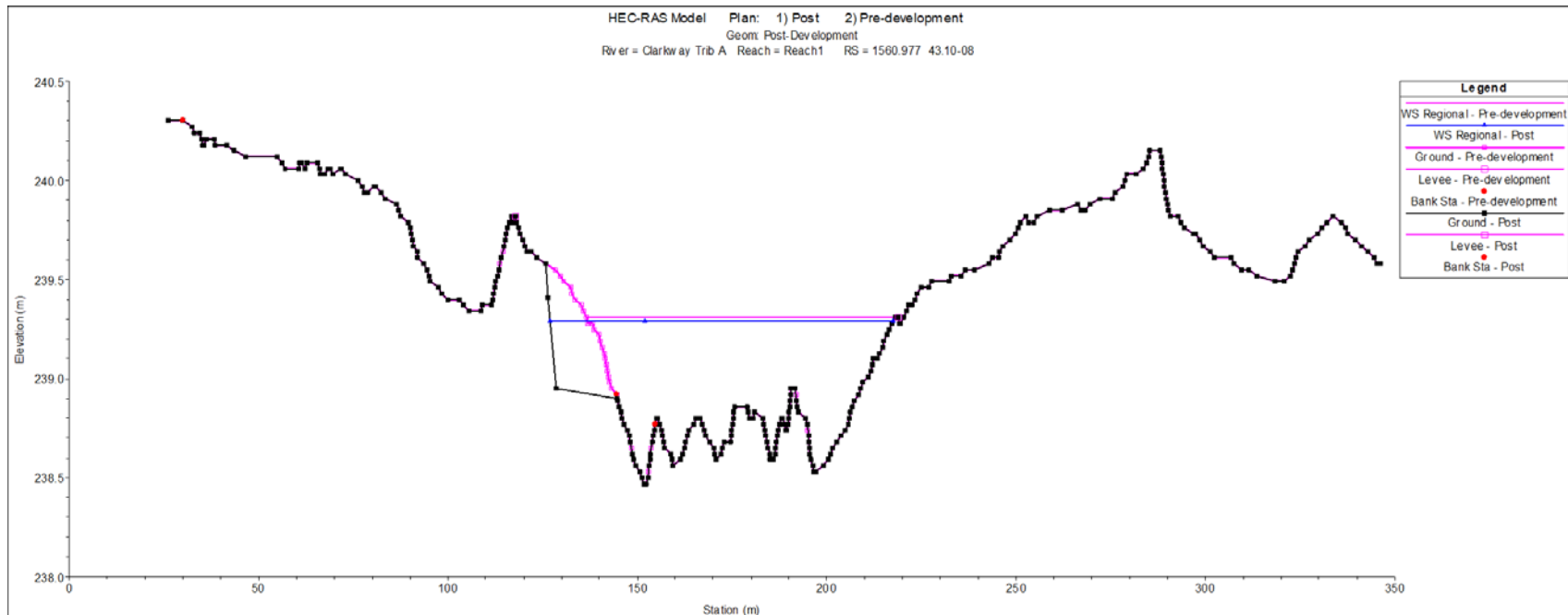
First Submission (date received August 27, 2020)



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**First Submission (date received August 27, 2020)**



19. It is noted that the cut and fill balance analysis includes only the Regional storm. Please demonstrate that the cut and fill balance analysis does not create any negative impact for the water surface elevations of the 2-100 year design storms.

- The FSR has been revised to provide for the 2-100 year cut-fill balance and the report has been updated accordingly.

20. It is noted that the manning roughness coefficient of 0.035 for about 20m of the valley section at HEC-RAS cross section ID 1561.551, however under existing condition the manning roughness coefficient of 0.035 applied at the same HEC-RAS cross section is about 4m. Please apply the manning roughness coefficient of 0.035 within bankfull width that may not be greater than 4m in such small watercourses.

- A discussed with the TRCA on Jan. 8 2021, via webex meeting it was agreed that a roughness coefficient of 0.050 could be applied outside the low flow channel or bank full for the valley section of the HEC-RAS model within the areas that are being regraded/reworked. The FSR and HEC-RAS models have been revised to reflect these parameters resulting in modifications to the Floodplain limits and setbacks.

#### Natural Heritage

21. TRCA ecology staff would like all future reference to the watercourse to include the terminology of 'creek' rather than 'ditch'. Please ensure the watercourse is appropriately identified on all the plans as a creek.

- Drawings have been updated to indicate creek rather than ditch.

#### First Submission (date received August 27, 2020)

22. We also would like that consideration be given to using the future roof water/clean stormwater as a resource, rather than sending it to the SWM pond to the south. This clean water should be used as a resource to feed the wetland enhancement area or the proposed cut areas of the floodplain; both of these areas could be constructed as additional wetland habitats and fed with clean roof water. Consideration may also be given to relocating the watercourse closer to the south property limit, to allow for direct discharge of roof water to a newly constructed wetland. Since creek and floodplain alterations are being proposed, they should be maximized to facilitate a more robust wetland/creek enhancement area.

- Noted. This will be addressed further during the detailed design stage as part of the water balance and enhancement features with the Ecologist and TRCA in support of this application.

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,



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



John Krpan, P.Eng, M.S.C.E.  
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