



The Odan/Detech Group Inc.
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June 17, 2021

TOWN OF CALEDON
PLANNING
RECEIVED
Jun 21, 2021

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

Attention: Dylan Prowse – Development Services – Region of Peel -
c/o Adam Wendland
Community Development Planner.

Re: **Application for Zoning By-law Amendment**
2nd Submission Comments – Region of Peel -
8281 & 0 Healey Road
Part of Lot 5, Concession 5 (ALB)
Files: RZ 20-07

We have reviewed the 2nd Submission comments from the Region of Peel and provide the following in responses.

The Region of Peel comments are attached. The Region has indicated that their comments can be deferred to the Site Plan Approval Stage. Correspondence in this regard is attached for the Town and Region records in response to the 2nd round of comments.

The FSR has been updated to include statements to this effect.

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.

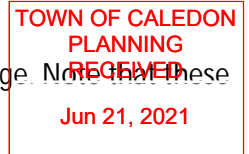
Mark Harris, Dipl. Tech.
Senior Project Manager
The Odan/Detech Group Inc.

Mark Harris - Odan Detech Group

From: Prowse, Dylan <dylan.prowse@peelregion.ca>
Sent: Tuesday, June 15, 2021 3:15 PM
To: robert.m@zpplan.com
Cc: mark@odandetech.com; jonathan.r@zpplan.com
Subject: RE: Region of Peel Comments: RZ-20-007C - 8182 Healey Road

Hi Robert,

Given the purpose of the the RZ I don't have a problem deferring these matters to the site plan stage. Note that these will have to be resolved prior to any site plan approvals for the subject land.



Best,

Dylan Prowse
Junior Planner
Development Services
Region of Peel
10 Peel Centre Drive Suite A, 6th Floor

In response to the emergence of the novel coronavirus, the Region of Peel is implementing various measures to protect our customers, employees and workplaces. Development Services will endeavour to maintain the continuity of our business operations, however delays in service may still be experienced. We appreciate your patience during this time.

We have recently updated our website to better serve your needs. For information on Planning and Engineering matters of Regional interest, please visit this link : <https://www.peelregion.ca/planning/about/devservices.htm> . Let us know how we can serve you better

From: Robert MacFarlane - Zelinka Priamo Ltd. <robert.m@zpplan.com>
Sent: June 14, 2021 11:44 AM
To: Prowse, Dylan <dylan.prowse@peelregion.ca>
Cc: Jonathan Rodger <jonathan.r@zpplan.com>; Koethe, Wayne <wayne.koethe@peelregion.ca>
Subject: RE: Region of Peel Comments: RZ-20-007C - 8182 Healey Road

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Hi Dylan, thank you for getting the comments for our review. We had a chance to look through the comments and wanted to confirm that the comments are advisory for the rezoning process and can be addressed through the future SPA process/detailed design. We note that the site is an existing zoned site and the application is simply a readjustment of the existing zoning boundaries and as stated in the introduction statement, the Region's comments note that final approval relies on TRCA sign off (see attached comments from TRCA noting no objection).

Hoping we can get clarity if Staff's comments can be deferred to the SPA application that would be forthcoming.

Thanks

Rob MacFarlane
Zelinka Priamo Ltd.
C: 416-801-6140

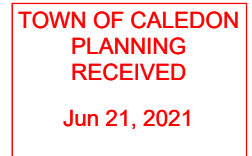
From: Prowse, Dylan [<mailto:dylan.prowse@peelregion.ca>]
Sent: Thursday, June 10, 2021 1:43 PM
To: Adam Wendland <Adam.Wendland@caledon.ca>
Cc: robert.m@zpplan.com
Subject: Region of Peel Comments: RZ-20-007C - 8182 Healey Road

Hi Adam,

Please see the attached comments for the above-noted file.

Best,

Dylan Prowse
Junior Planner
Development Services
Region of Peel
10 Peel Centre Drive Suite A, 6th Floor



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To: Adam Wendland
From: Dylan Prowse
Development Services
Date: June 4th, 2021
Subject: Rezoning Application
8281 & 0 Healy Road,
Caledon. ON Ward 4
2nd Submission
CC:
Our File: RZ-20-007C

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Regional staff have reviewed the application and has the following comments:

Please be advised that the subject land contains a watercourse and is located within Generic Regulation Limit of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulation area in Peel and their potential impacts on the natural environment. We therefore request that town staff consider comments from the TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the TRCA.

Servicing Comments

General Servicing Comments

- Servicing to this site will require an extension of services applicant's own cost. Any work completed in advance of an approved Functional Servicing Report and the servicing scheme for the proposal shall be at the applicant's own risk.

FSR Comments – Sanitary Sewer

- This property is located within the East trunk sewer drainage area which drains to G.E Booth wastewater treatment facility.
- The estimated wastewater flow from this site based on development area of 9.21 ha is reported 10.69 L/sec.
- There is an existing 525 mm sanitary sewer on Coleraine Drive at intersection of Healey Road and Coleraine Drive.
- There are currently no existing sanitary sewer connections to the site.
- The existing 525 mm sewer on Coleraine Drive, at intersection of Healey Road is a shallow sewer and also there is a creek and culvert crossing located on Healey Road which limits the ability to provide a gravity servicing to the proposed development.
- The Region of Peel has proposed a future capital project along Humber Station Road west and Healey Road, providing possibility for gravity servicing of the subject property.
- It is proposed that this development to be serviced through the existing 525 mm sewer on Coleraine Drive. Extension of this sewer will be required on Healey Road to service this development.
- The following infrastructures are proposed for wastewater servicing:
 - A Force Main to convey sanitary flows from the subject development to a new gravity sewer on Healey Road.
 - A 250 mm gravity sewer with 0.6% slope to be connected to the existing 525 mm sewer north of manhole number 6539929.
 - A manhole connection on the existing 525mm sewer, north of manhole 6539929.
- We have no concern with regards to the capacity of the existing 525 mm sewer on Coleraine Drive, however following comments to be addressed.

Public Works

- The size of the sewer on Coleraine Drive at intersection of Healey Road is reported 600mm which require to be corrected to 525 mm.
- The location of the proposed forcemain and sanitary gravity sewer within the Town right of-way and details connection of gravity sewer to the existing Coleraine Drive trunk sewer will require for approval from the Region of Peel.
- The location of the lateral services including the force main is required.
- If you have any questions or concerns regarding the above, please email or contact me at 905-791-7800 extension 4196

FSR Comments – Water Servicing

- There is an existing 200mm water main located on Healey Road looped from Coleraine Drive to Humber Station Road and 750mm dia. water main on Coleraine Drive.
- It is proposed to utilize the existing 200mm water main for both domestic and firefighting services to the proposed Industrial lands.
- The existing 200mm watermain on Healey Road doesn't have adequate capacity to provide the fire flow requirement for this site.
- The existing 200mm watermain can supply the domestic demand for this development. However, the fire flow requirement cannot be met using the 200mm watermain on Healey Road. It is also mentioned in our guideline that the mainline for the industrial/commercial development should be a minimum 300mm watermain to provide an adequate supply.
- Infrastructure Planning has objection to the proposed water servicing for this development.

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If there any questions or concerns, please contact me at dylan.prowse@peelregion.ca

Best,



Dylan Prowse
Jr. Planner, Region of Peel