
June 17, 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
2nd Submission Comments
8281 & 0 Healey Road
Part of Lot 5, Concession 5 (ALB)
Files: RZ 20-07**

We have reviewed the 2nd Submission comments from the Development Section, Engineering and provide the following in response.

**TOWN OF CALEDON
PLANNING
RECEIVED**

Jun 21, 2021

Development Engineering Zoning Comment	
Comment	Response
13. The Functional Servicing Report and Stormwater Management Design Brief prepared by the Odan/Detech Group Inc. is to be revised to address the following:	
a. Bullet 4 of the executive summary in the report appears to be cut off and is missing the allowable flow from the proposed development as identified in Section 5.0 of the report.	The allowable flows have been added to the Executive Summary within the report.
b. There appears to be a typo in Section 5.0 of the FSR & SWM Report regarding the number of 900mm storm sewers. The report states “three (2)”, while the Storm Servicing Plan identifies two (2) pipes. Please confirm and revise the typo. Please include page numbers for the report for ease of future referencing.	This has been corrected to 2 Pipes within the report. Page numbering has been added.
c. Please confirm that the proposed storm sewer outlet from the subject site to the existing SWM Pond is not in conflict with the existing sites (ONTARI Holdings Ltd. – Amazon) 450mm storm sewer outlet to the wetland that crosses south of prop MH1. Please confirm that there is sufficient clearance and include this on the storm sewer plan.	This was previously reviewed and checked. The crossing information has now been added to the storm plan. There is no conflict based on the invert elevations.
d. Please note that as per Town Standards Section 1.4.2.2.2., 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. For circular pipes (flowing full) the minimum acceptable velocity is 0.75m/s. Please confirm that self-cleaning velocities are maintained, and this should be included on the plan.	The full flow self-cleansing velocity will be 1.85 m/s. A lower slope is required in order to maintain accepted clearances from the bottom of channel as approved by the TRCA. Refer to Fluvial Geomorphology and Erosion Hazard Assessment prepared by Geoprocess Research Associates and provided within the FSR. The velocities have been added to the plan.

<p>e. The FSR is to be updated to clearly outline and identify the interim and the ultimate sanitary servicing for the proposed development.</p>	<p>The Region has agreed to defer details on servicing for sanitary and water to the SPA stage as the site has been zoned for the intended Industrial use. Based on meeting and discussions with the Town and Region the site is serviceable for sanitary and water and can be detailed at the SPA Stage. As indicated within the FSR, 8281 Healey Road GP Limited are proposing to develop the subject lands within the context of the permitted uses under the MP-580 and MS-579 zones under the Town of Caledon Zoning By-law 2006-50, as amended. However, prior to finalizing the details of development, adjustments to the EPA1 Zone Boundary that extends through the subject lands are proposed, refer to the Planning Justification Report, as amended, prepared by Zelinka Priamo for further details. The proposed zone boundary refinement is based upon additional environmental analysis of the Clarkway Tributary Corridor. The proposed boundary refinement will continue to maintain the ecological integrity of the Clarkway Tributary Corridor, while making efficient use of the surrounding lands by creating a more developable footprint. Site design matters are to be finalized following the refinement of the zoning boundaries proposed by the Zoning By-law Amendment application.</p> <p>As such the Region has provided the comments in a memo dated June 4th 2021 for servicing the development during Interim and Final conditions.</p> <p>The Region has indicated that both Sanitary and Water can be deferred to the detailed design and SPA stage as the site is zoned for the intended Industrial use.</p> <p>Refer to attached comments and related email provided from the Region confirming deferral to SPA Stage.</p>
<p>f. Please note that Development Engineering defers review and approval of the floodplain analysis (creek realignment & cut/fill) to the TRCA. Please confirm/revise the storage volumes discussed within the report as identified below.</p> <p>i. Section 3 of the report states “There is presently (pre-development) a volume of 29,855m³ of flood storage volume (active storage) within the site in a Regional Storm. The following</p>	<p>TRCA has provided their approval as related to the FSR, refer to attached memo. Report has been updated to indicate correct storm events as related to the volumes. Note, that this has no impact to the TRCA approval and is only related to correcting the storm events and related volumes.</p>

<p>analysis shows that 31,356m³ is provided post-development as active storage in the Regional Storm, therefore the proposed development does not represent a reduction in available volume post-development.” Please ensure that the volumes are accurate and correlate with the volumes provided in Table 1 for the applicable storm event.</p> <p>ii. Please confirm that the volumes indicated in Section 5, bullets 3 and 4 are correct and correlate as identified in Table 1 within the report (included below).</p>	
<p>14. The Stormwater Management Facility #3 Evaluation for Additional Drainage Design Brief prepared by a.m. candaras associates inc. included in Appendix C of the FSR and SWM Report is to be revised to address the following:</p> <p>g. Please update reference in Section 1.0 and Section 3.1 to the latest Towns Development Standards.</p> <p>h. Please confirm the elevation shown for the 100yr storm (238.55) on Plan G1 as it appears to be a typo and differ from the values provided in Table 5 (236.55) within the report.</p> <p>i. Please confirm the regional HWL identified in the outlet cross section detail on Plan C1.</p>	<p>Refer to updated report completed by AM Candaras addressing the noted comments.</p>
<p>Development Engineering Advisory Comments</p>	
<p>15. Please note that Healey Road permits local deliveries, but the roadway is not designed for long term heavy truck traffic. It was previously discussed with the applicant that through the Site Plan process, Development Engineering will require a geotechnical investigation demonstrating the current condition of Healey Road and if it has sufficient structural capacity to support the extended truck use of the proposed development to the satisfaction of the Town. The report shall outline the current condition of the road, recommended road upgrades, and infrastructure improvements, if required. The required road improvements are to also be coordinated and included/discussed within the TIS. Based on the</p>	<p>Noted. No action required at this stage.</p>

<p>outcome of the investigation, road improvements on Healey Rd may be required.</p>	
<p>16. Development Engineering understands that currently there are no sanitary services on Healey Rd and the applicant is proposing at the Site Plan stage to install an interim sanitary connection to support the proposed development, consisting of a private forcemain in the Towns ROW under the shoulder of Healey Rd that connects to a gravity sanitary sewer on Healey Rd and ultimately connects to the existing sanitary sewer on Coleraine Drive.</p> <p>j. Please note that wastewater is a Regional service and is the responsibility of the Region. Sanitary services are to be reviewed and approved by the Region.</p> <p>k. As wastewater is a Regional service, please contact the Region and confirm the ability, further details and requirements of entering into appropriate agreements with the Region for the interim (temporary) sanitary forcemain. As the forcemain is located in the Towns ROW, the Town will be party to the agreement with sections of the agreement speaking to providing access on Town lands, decommissioning of the forcemain and restoration to Town lands. Securities may be required.</p> <p>l. The Town understands that this is only a temporary measure and interim solution. According to discussions with the applicant and the Region, the site can ultimately be adequately serviced from the west by a future gravity sanitary sewer on Healey Rd from Humber Station Rd, which is anticipated to be constructed in 2026, however the timeline for this is subject to change. Confirmation from the Region that the site can ultimately be serviced by a gravity sanitary sewer from Humber Station Rd down Healey Rd and the applicant entering into appropriate agreements for the construction, maintenance, restoration, timelines, securities, etc. is required prior to the Town allowing the interim solution in the Towns ROW. Should the applicant wish to proceed with development prior to the ultimate sanitary servicing in place, it is at their own risk.</p>	<p>Noted. No action required at Zoning Stage. Refer to Region comments and deferral to Site Plan Stage.</p>

<p>17. 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) for both stormwater quantity and quality control. Thus, a storm connection is proposed through the floodplain and beneath the wetland drainage feature to convey stormwater from the site to the existing downstream SWM pond on the property to the south (ONTARI Holdings Ltd. – Amazon). The Fluvial Geomorphology and Erosion Hazard Assessment and the stormwater connection beneath the wetland feature is to be reviewed and approved by the TRCA in addition to the SWM Report as the existing pond outlets to a TRCA regulated area.</p>	<p>Noted. No action required at this stage.</p>
<p>18. The Functional Servicing Report and Stormwater Management Design Brief prepared by the Odan/Detech Group Inc. and the Stormwater Management Facility #3 Evaluation For Additional Drainage Design Brief prepared by a.m. candaras associates inc. identifies that the SWM Pond has sufficient capacity to accommodate flows from the proposed development as the pond was sized and constructed to accept allowable flows from the private development to the northeast with an area of 21.87ha for a 100 year release rate of 180 L/sec/ha. The SWM Pond tributary area was reduced during the original design with the construction of a separate pond to service a private development to the north east. The proposed development area has been established at an area of 9.21 ha which is less than the area of 21.87ha that the SWM pond had originally accommodated and been sized for. Alterations to the inlet and outlet structure and appurtenances may be required. The details and refinements of the above reports and SWM scheme will be addressed through detailed design through the future Site Plan Approval process once further site details and building are known. From a high level the following will be required as part of detailed design:</p>	<p>Noted. No action required at this stage.</p>

<p>m. Confirm that there is sufficient capacity in the SWM facility and that quantity and quality criteria will meet TRCA and Town of Caledon standards. Detailed design and modifications to the Pond will be required at the Site Plan stage, including any required adjustments, bypass pipes, upgrades or retrofits required to the existing SWM Facility on private property. Please note that it appears an amendment to the ECA for the SWM pond will be required.</p>	<p>Noted. No action required at this stage.</p>
<p>n. Permission from the adjacent property owner (Amazon site) will be required for any proposed works on the adjacent property including but not limited to grading, storm sewers, restoration of lands etc.</p>	<p>Noted. No action required at this stage.</p>
<p>o. Drainage easements will be required over the Amazon site for the conveyance of stormwater to the existing SWM pond and outlet located on the Amazon site to the south</p>	<p>Noted. No action required at this stage.</p>
<p>p. 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.</p>	<p>Noted. No action required at this stage.</p>
<p>q. Maximum spacing of MHs shall be 150m for sewers 675mm or greater in diameter as per Town Standards Section 1.4.2.2.3.</p>	<p>Noted. No action required at this stage.</p>
<p>r. Please note as per the Stormwater Management Facility #3 Evaluation For Additional Drainage Design Brief prepared by a.m. candaras associates inc. a bypass outlet will be required to be used during pond maintenance as the existing maintenance bypass pipe was only sized for the original drainage area.</p>	<p>Noted. No action required at this stage.</p>

<p>19. Development Engineering respectfully defers the review and approval of the Fluvial Geomorphology and Erosion Hazard Assessment, the floodplain analysis (ditch realignment, cut/fill) and the stormwater connection beneath the wetland feature to the TRCA. Additionally, as site ultimately outlets to a TRCA regulated area, approval of the FSR and SWM Report is required from the TRCA.</p>	<p>Noted. Approved by TRCA. No action required at this stage.</p>
<p>20. At the Site Plan stage, a road widening of 13m from the CL of Healey Rd is required as Schedule "K" of the Towns Official Plan designates Healey ROW as a 26m ROW.</p>	<p>Noted. No action required at this stage.</p>

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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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

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

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.

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

Best,



Dylan Prowse
Jr. Planner, Region of Peel