



Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1
Fax: 905-825-8822

February 23, 2017

Adam Farr
Manager of Development Review
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Dear Mr. Farr:

RE: Updated Regional Comments
Applicant: Eden Oak (Creditview Heights) Inc.
Town of Halton Hills
File No. ZBA08.004/H and 24T-08001/H

The purpose of this letter is to provide updated Regional comments to the Town of Halton Hills on the above-noted applications. The most recent letter from the Region of Halton was dated January 24, 2017 and provided a comprehensive update on the Regional review of the subject applications. This letter is meant to be supplementary to that last correspondence. Since the issuance of the January 24th letter from the Region to the Town of Halton Hills, the outstanding matters described in that letter have been addressed to the Region's satisfaction and the Region is now in a position to release conditions of draft approval for the proposed subdivision. Those outstanding matters have been addressed as follows.

The proposed deepening of a sanitary sewer, as outlined in the revised Functional Servicing Report dated December 2016 was not something that was considered when the earlier hydrogeological reports were undertaken by V.A. Wood Associates Limited and as such, Regional staff asked for further information to be provided by the applicant's hydrogeologist that addressed the protection of groundwater resources for the portion of the sanitary sewer that may require dewatering. This supplementary information was provided to the Region of Halton on February 8, 2017 and was reviewed by the Region's peer review hydrogeologist who agreed with the conclusions of the applicant's hydrogeologist. No further information was required to address this matter.

At the time the January 24th letter from the Region to the Town of Halton Hills was written, servicing allocation had not yet been provided by the Town of Halton Hills to this proposed development. However, through Town of Halton Hills Council approval of report PI-2017-0012, servicing allocation has been addressed to the Region's satisfaction.

Regional staff are now able to support both of the subject applications and have included conditions of draft approval as Appendix 1 to this letter. Please feel free to contact me at (905) 825-6000 ext. 7180 or through e-mail at shelley.partridge@halton.ca if you have any questions.

Yours truly,

Shelley Partridge, MPI, MCIP, RPP
Senior Planner
Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

- c. Jeffrey J. Wilker – Thomson, Rogers (e-mail only)
David Matthews – Matthews Planning and Management Ltd. (e-mail only)
Josh Campbell – Credit Valley Conservation (e-mail only)

Att. Appendix 1 – Regional Conditions, 24T-08001/H

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Regional Conditions to be applied to:

Eden Oak (Creditview Heights) Inc., Plan of Subdivision, dated February 7, 2017

File: 24T-08001/H (D12SUB08.001), OMB File No.: PL150129

Planning

1. The Owner shall provide digital discs of the registered plan of subdivision to the Region of Halton, prior to registration of the plan. The Owner shall also provide Halton Region's Development Project Manager prior to registration and prior to commencement of any works, digital drawings in accordance with the Region of Halton's Digital Drawing Specifications for Development and as well upon submission of the "as constructed drawings".
2. The Owner agrees to deposit mylars and/or discs of the registered plan of subdivision to the satisfaction of the Town of Halton Hills, and that prior to the registration of the plan, the Owner's surveyor shall submit to the Region of Halton, horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real 6° UTM co-ordinates, NAD 83 datum.
3. The Owner agrees that should the development be phased, the Owner shall submit a phasing plan prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including, the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.
4. As set out in the requirements of Halton Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, the Owner shall submit an updated Phase I Environmental Site Assessment (ESA) to the satisfaction of the Regional Municipality of Halton prior to any site alteration, servicing or grading of the site. If further work is determined by the updated Phase I ESA, the Owner shall undertake all required works and recommendations of the report prior to site alteration, servicing or grading of the site. The author of the environmental report(s) submitted must extend third party reliance to the Region of Halton.
5. The Owner shall provide notification to purchasers and/or tenants of lots to advise them that the homeowner will be responsible for waste disposal until such time as the proposed homes are 90% constructed and Halton Region deems their street safe and accessible to receive Regional waste collection services.

Water and Wastewater Services

6. The Owner shall enter into any required agreements and satisfy all requirements, financial and otherwise of Halton Region, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.
7. The Owner shall prepare a detailed engineering submission to be submitted to Halton Region's Development Project Manager for review and approval prior to the preparation of the Regional Subdivision Agreement.
8. Upon draft approval, Halton Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Halton Hills, the Regional Subdivision Agreement has been executed, insurance obtained, appropriate financial security has been posted, all relevant fees paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities.
 - a. If Halton Regional services are installed prior to subdivision registration, the Owner agrees to either, (i) provide Halton Region with "as constructed" drawings of those services, certified by a professional engineer before registration takes place, or (ii) post security equal to or greater than 50% of the cost of all Regional works.
9. The Owner acknowledges and agrees that registration of all or part of this subdivision may not take place before all external water and wastewater infrastructure necessary for the plan are secured or are in place to the satisfaction of Halton Region's Development Project Manager.
10. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by Halton' Region's Development Project Manager that sufficient water and/or wastewater capacity and sufficient storage and pumping facilities and associated infrastructure, relating to both water and wastewater, exist and are in place to accommodate this development.
11. The Owner shall confirm that sufficient servicing allocation has been obtained from the Town of Halton Hills prior to final approval of the subdivision. The applicant is required to receive 31 SDEs of water allocation from the Town of Halton Hills based on the current unit count in the submission.
12. The works to be completed by the Owner shall be supervised during their construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field

information, and to ensure compliance with the approved drawings and Halton Region's Current Construction and Design Standards.

13. An 8.5 metre easement shall be dedicated to Halton Region for the purpose of water and/or wastewater servicing. The easement shall be dedicated by the Owner free and clear of any and all encumbrances and a Certificate of Title shall be provided in a form satisfactory to the Director of Legal Services or his designate. The easement will be provided for the required subdivision watermain looping to Ann Street through the 8.5 metre emergency access crossing over the Town of Halton Hills Wildwood Trail Corridor.

Groundwater

14. The Owner shall submit a Well Survey and Monitoring Report to Halton Region's Development Project Manager and the Halton Region Health Department for review prior to any site alteration. The Owner shall:
 - a. prior to any site alteration or construction activities, conduct a door to door survey of neighbouring properties within 500 metres of the development area or the expected area of influence as determined by a hydrogeologist, to gather background information about well water quality and quantity at each off-site well (information gathered, if permission by the property owner is granted, must include as a minimum testing for coliform, E. coli, iron, turbidity and static water level for bored/dug wells);
 - b. conduct off-site well monitoring and testing of a representative number of wells within the study area as determined by a hydrogeologist, done bi-annually during construction and for a minimum of one year following the completion of all construction;
 - c. in the event that construction dewatering is required, construct two monitoring wells between the location of private wells and the area of dewatering; the location of the monitoring wells shall be agreed to by Halton Region and shall be equipped with continuous water level monitoring devices - the data from these devices shall be provided to Halton Region for a three month period prior to construction, every three months throughout construction and for a year following completion of construction; and
 - d. agree to resolve all claims of well interruption due to the construction of municipal services to the satisfaction of Halton Region's Development Project Manager.

Should there be any complaints of water quality or quantity problems to the neighbouring well water supply, the Owner must immediately supply the complainant with an alternate supply of water which must continue until the matter is resolved. The developer's hydrogeologist must investigate the complaint and provide the Region with a report indicating whether, in their professional opinion the complaint is valid. If it is determined by the Region's designated hydrogeologist that the complaint is valid, the Owner must either construct a new private well or, if permitted under Regional policy, provide a connection to the municipal water system.

15. The Owner shall conduct a survey of the property to identify all existing wells and/or private sewage disposal systems related to the former use of the lands. The Owner further agrees to decommission any existing wells and private sewage disposal systems in accordance with

Provincial legislation and guidelines as well as Halton Region Health Department Guidelines, to the satisfaction of Halton Region's Community Planning Section.

16. The Owner agrees to use best practices in installing cutoff collars during construction to maintain existing groundwater movement patterns.

Notes

17. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
18. Any hydrogeological reports that require peer reviewing, will be reviewed by Halton Region's peer reviewer at the expense of the Owner.
19. The Owner will be also be required to pay all applicable Regional development charges prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case the road portion of the Regional development charges are payable upon execution of the agreement. Please visit the Region of Halton website at www.halton.ca to obtain the most current development charge information, which is subject to change.
20. It should be noted that the entire property is identified as having archaeological potential. Although the archaeological assessment has already received provincial approval, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

END.