

Memorandum

To: Mark Kluge, Planning, Development & Sustainability

From: Jeff Jelsma, Infrastructure Services

Date: December 21, 2011

Re: **Zoning Amendment and Subdivision Application
Part of Lot 21 Concession 9 Town of Halton Hills (Esquesing)
Town of Halton Hills
24T-09001/H
File: D14ZBA09.006 and D12SUB09.001**

With respect to the above noted application, we have received and reviewed the following:

Submitted Package, including:

- Draft Plan of Subdivision, prepared by Matthews Planning & Management Ltd. plotted June 1, 2009.
- Functional Servicing Report, prepared by Condeland Engineering Ltd. dated May 2009.
- Environmental Implementation Report, prepared by LGL Limited dated June 2010.

Reference Documents Previously Submitted

- Geotechnical and Hydrogeological Assessment, prepared by Terraprobe Limited dated July 1991.
- Preliminary Hydrogeological Assessment, prepared by Terraprobe Limited, dated June 6, 2006.

General Comments:

1. 4.5mx4.5m daylight triangles are required for the inside corners at lots 24 and 29.
2. The enlarged asphalt roadway bulbs as shown on the proposed grading plan are not acceptable. Refer to section 2.1.3 Design Elements of the Subdivision Manual for roadway design requirements.
3. Although 0.5% curb grades are permitted, the detailed design shall incorporate a minimum 1% curb grade. Update FSR accordingly.

4. The proposed grading shown does not meet the Towns standards. Refer to the rear yard grades for lot 26. Additional rear lot catchbasins may be required. Include the rear yard drainage of the adjacent lots within the catchment of the pond or provide a suitable alternative.
5. The list of reference documents and policies is missing from the FRS. Include with next submission.
6. Confirm the external drainage areas for this site. The pre-development drawing of the FSR indicates an outlet near drainage area 304 where our aerial photos (attached) identifies that this is an inlet with a substantial catchment area.
7. Rear yard catchment is required for all lots within this development. Lots 16 through to 21 shall not drain to the lands to the north.
8. The FSR needs to identify the major overland flow routes for this development and pond. All major overland routes not within a ROW shall be contained within a block owned by the Town.
9. Further discussion in the FRS is required related to how quality control will be achieved. Will there be a forebay, how long will the forebay need to be, will this fit within the proposed SWM block?
10. The soils type identified in the FSR (Oneida Clay Loam) differs from the soils type identified in the Geotechnical and Hydrogeological Assessments prepared by Terraprobe 9 (Clay/Silt Till). Further the groundwater depth noted in the same report range from 1.1m to 2.8m below the surface as identified by Terraprobe. The FSR identifies that infiltration trenches are feasible for rear lot drainage. Provide clarification as to the types of soil for this site and provide comments from Terraprobe confirming infiltration is feasible in an updated report.
11. Update the FSR do discuss the suitable L.I.D. features proposed for this site.
12. Further discussion is required regarding the proposed external sanitary servicing through existing Town roads. In principle Infrastructure Services does not support the replacement of the new sanitary sewer within Gamble St. or the disturbance of Wildwood Rd. Should the Region and the Town support this installation the following concerns shall be addressed as a minimum:
 - a. The Eden Oak development at the end of Gamble St. shall be fully approved and serviced before or at the same time as this development,
 - b. As a minimum all disturbed roadways shall be restored (full width top asphalt, all new curbs and minor MH and CB repairs) to the Towns satisfaction.
13. Refer to the redline drawings for further comments.

Please note the following with regard to resubmission:

1. Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing.
2. A resubmission cover letter must be submitted with your resubmission outlining how each deficiency has been addressed.

JJ:rd