

MEMORANDUM

Reference Number: 21-265

To: John McMulkin –Planner, Development Review
From: Steve Burt – Development Engineering Coordinator
Date: September 28, 2021
Regarding: **Zoning Amendment and Subdivision Application
McMaster Street and Megan Drive (Glen Williams) 2nd Submission
Town of Halton Hills
Eden Oak (2147925 Ontario Ltd.)
File: D14ZBA09.006 and D12SUB09.001**

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

Submission Package

The submission package was received by Development Engineering June 25, 2021.

- Cover Letter, prepared by Wellings Planning Consultants Inc., dated May 3, 2021
- Comments Response Matrix, dated April 2021
- Low Rise Residential Green Development Standard Checklist
- Letter of Reliance – Phase One Environmental Site Assessment and Hydrogeological Assessment, prepared by Terraprobe Inc., dated November 14, 2019
- Groundwater Seepage Assessment, prepared by Terraprobe Inc., dated March 29, 2021
- Geotechnical Investigation Report (Proposed Sanitary Sewer), prepared by Sirati & Partners Consultants Limited, dated March 30, 2021
- Geotechnical Investigation (Proposed Subdivision), prepared by Sirati & Partners Consultants Limited, dated March 30, 2021
- Hydrogeological Assessment, prepared by Terraprobe Inc., dated November 7, 2019, revised March 29, 2021
- Functional Servicing Report, prepared by Condeland Engineering Ltd., dated September 2017, revised March 2021
- Architectural Design Guidelines, prepared by WAI, dated November 2019, revised April 2021
- Urban Design Guidelines, prepared by WAI, dated November 2019, revised April 2021

Drawings

Sheet	Title	Prepared By	Drawing Date	Revised Date
1	Figure 1 – Glen Williams Pump Station Sanitary Tributary Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
2	Figure 2 – Proposed On Site Sanitary Tributary Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
3	Figure 3 – Proposed External Sanitary Tributary Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
4	Figure 4.1 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
5	Figure 4.2 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
6	Figure 4.3 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
7	Figure 4.4 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
9	Figure 4.5 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
10	Figure 4.6 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
11	Figure 4.7 – External Sanitary Sewer Plan and Profile	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
12	Figure 5 – Conceptual Servicing Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
13	Figure 6 – Conceptual Grading Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
14	Figure 7 – Pre-Development Storm Tributary Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
15	Figure 8 – Post-Development Storm Tributary Plan	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
16	Figure 9 – Conceptual Erosion and Sediment Control Plan Stage 1	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
17	Figure 10 – Conceptual Erosion and Sediment Control Plan Stage II	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021
18	Figure 11 – Conceptual Erosion and Sediment Control Details	Condeland Engineering Ltd.	November 21, 2019	March 24, 2021

Comments for Storm Water Management and Storm Sewer Design

1. Please refer to the letter from R.J. Burnside, Peer review consultant for storm water management comments.

General Comments

2. In addition to the comments from R.J. Burnside on the future walkway block beside lot 21, the proposed grading and placement of the storm structures needs to consider and accommodate the placement of a future walkway.
3. The Town will **not** support the grading and drainage of any proposed lots through the private storm sewer system on 12187 Eighth Line.
4. A sidewalk has been shown on the drawings along the west side of Oak Ridge Drive from Wildwood Road to McMaster Street. Further discussion with the Town to determine an appropriate location and width of the sidewalk within the existing boulevard will be required.
5. The Previous submission had the proposed sidewalk within the new development shown on the outside of the street which is an appropriate location to provide linkage to the pathway in the swm block and the future trail connection. Please revise the current drawings to show the sidewalk on the outside of the new street in the standard location, 1.0m off property line.
6. Show existing grades at all lot corners and mid lot as a minimum for all existing lots on Oak Ridge Drive backing onto this development.
7. On the Grading Plan show outlets for side yard swales on existing lots where the proposed swales will be accepting drainage from the existing lots on Oak Ridge Drive.
8. The Town will reinforce R.J. Burnside's comment that the minimum swale grade is 2% and add that the maximum slope is 3:1, including side slope in swales.
9. ESC drawings for off site works will be required.

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 and clearly noting all changes made.

Thank you for your attention to this matter.