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January 15, 2018

Tony Boutassis
Planning, Development & Sustainability Dept.
Town of Halton Hills
1 Halton Hills Dr.
Halton Hills, ON L7G 5G2

Dear Mr. Boutassis:

RE: Technical Regional Comments on Functional Servicing Report
Applicant: Eden Oak - 2147925 Ontario Ltd.
Files: D12SUB09.001 and D14ZBA09.006 - Eden Oak (McMaster-Meagan)
Part of Lot 21, Concession 9, Town of Halton Hills

The purpose of this letter is to provide technical comments specific to the revised Functional Servicing Report, prepared by Condeland Engineering Ltd., dated September 2017 and received by the Region on October 24, 2017 for review. The most recent Regional comments on this development proposal were provided through a letter dated December 7, 2011. Please do not consider this letter a replacement of the 2011 letter as it is specific to only the review of the revised September 2017 Functional Servicing Report. The subject applications are currently under appeal to the Ontario Municipal Board.

General Comments

A Functional Servicing Report (FSR) was submitted by Condeland Engineering Ltd. in 2009 in support of this application. Regional comments were provided on this study in 2011 and the revised FSR was provided in October 2017 in response to the 2011 Regional comments. The revised report proposes the extension of municipal watermains and sanitary sewers to service the development.

Wastewater Comments

The FSR proposes to service the subject development by extending a sanitary sewer from the property limit at Meagan Drive, easterly along Oak Ridge Drive, northerly along Wildwood Road to Confederation Street and then crossing the Credit River to the Glen Williams pump station. Municipal consent for the location of this proposed sewer within Town roads is required from the Town of Halton Hills and approval for the crossing of the Credit River is required from Credit Valley Conservation. The analysis should also include preliminary plan and profile drawings for the sanitary sewer from the property limit at Meagan Drive to the Glen Williams pump station in order to properly assess the proposed sanitary servicing scheme. Appendix B2, drawing 1 of 8 in the FSR assumes a depth of 1.5m for the future sanitary sewer under the Credit River. Further comments on the crossing will be provided once preliminary plan and profile drawings for the sanitary sewer have been completed.

The FSR must be revised to include a discussion of the availability of capacity at the John Street Sewage Pumping Station and the Silver Creek Trunk sewer.

The Sanitary Tributary Plan (Appendix D, figure 1) in the FSR does not include a large portion of the Northwest Confederation lands as identified in the Sanitary Drainage Area Plan shown in Appendix B-1

Regional Municipality of Halton

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ii). Table 1 on page 9 adds flows from the various development locations, but fails to account for the fact that the Harmon Peaking Factor decreases as you aggregate these flows.

Water Comments

There are existing 250mm diameter watermains on McMaster Street and Meagan Drive and a 200mm diameter watermain on Eighth Line. The FSR proposes that water servicing for the subject development will be provided by the installation of a 250mm diameter watermain along Street "A" as well as an interconnection to the watermain on Eighth Line. It should be noted that 250mm is no longer a standard watermain size and therefore the watermain size will have to be revised.

The report states that hydrant flow testing was conducted in June of 2006 and that static pressures of 38 psi were recorded at the hydrants located at McMaster Street/Oak Drive and Meagan Drive/McMaster Street intersections. Current fire flow tests along with water modelling must be completed to determine expected pressures and fire flows within the subdivision. The FSR should propose remedy measures for any areas that are expected to have pressures which are below the Regional standard of 40 psi. Fire flow calculations must be completed to determine the actual fire flow requirements for this proposal and to confirm that fire flow requirements for this proposal can be met.

As previously noted in our comments of December 7, 2011, there have been concerns raised in the past by neighbouring residents about the low water pressures and the potential for impacts from the new development. The impact from the proposed 32 lots must be reviewed to assess whether there will be any negative impacts on the existing adjoining subdivision. A detailed watermain analysis must be undertaken to confirm the proposed pipe sizing and to determine the expected fire flows and static pressures within the proposed development. The analysis should also include the adjoining existing residential areas to determine any potential impacts from the new development.

Conclusion

Given the comments outlined above, Regional staff are not able to support the provided Functional Servicing Report. A revised study will be required that addresses the comments outlined in this communication.

Yours truly,



Shelley Partridge MPI, MCIP, RPP
Senior Planner

- c: David Matthews - Matthews Planning & Management Ltd. (e-mail only)
- Jeffrey J. Wilker - Thomson, Rogers (e-mail only)
- Annie Li - Credit Valley Conservation (e-mail only)