

February 20, 2025

Kurt Niles
Regional Works Department
Durham Region
605 Rossland Rd. E
Whitby, ON, L1N 6A3

RE: Second Submission Comments
Regional Review of a revised plan and materials in support of an
Application for a Zoning By-law Amendment and Plan of
Subdivision
File No: ZBA 2022-05

Dear Kurt,

Please accept this letter as a response to the clarifications requested in your letter from June 26, 2024. Below are the comments in **bold** followed by responses in *red*.

Durham Regional Official Plan (ROP) Conformity

A Planning Addendum Letter, prepared by Larkin + Land Use Planners Inc., dated March 15, 2024, was submitted in support of the second submission of the applications. The letter concluded that the proposed development is consistent with the PPS and conforms to the Growth Plan, LSPP, ROP and the Township of Uxbridge Official Plan.

To ensure that water resources are available in sufficient quality and quantity to meet existing and future needs of the Region's residents, Regional Council shall ensure that, where appropriate, area municipal official plans require stormwater management and erosion and sedimentation control plans be prepared in the context of sub-watershed plans and that stormwater management facilities be implemented as part of the pre-servicing of development proposals.

Staff at LSRCA have noted that several of their concerns regarding stormwater management indicated earlier have either not been addressed or have been partially addressed, including related to water quantity control, water quantity control criteria, water quantity control using infiltration measures and infiltration trench sizing. LSRCA staff further indicated that additional and/or revised information is required to address the above noted concerns. In response to comments made in support of the first submission of the applications regarding the requirement of a peer review of the Preliminary Hydrogeological Investigation, prepared by Toronto Inspection Ltd., dated April 19, 2022, a peer review, prepared by PGL Environmental Consultants, dated October 21, 2002, was submitted. The peer review concluded that the hydrogeological study is insufficient with respect to the adequacy of the water balance

assessment and recommended that a report identifying the methods and results of a water balance assessment for the site be provided to the Region for peer review. In response to the above noted comments, a peer review of a Stormwater Management and Functional Servicing Report, prepared by Counterpoint Engineering Inc., dated May 2022, was submitted. The peer review was also prepared by PGL Environmental Consultants, dated November 18, 2022. The peer review again concluded that the hydrogeological study is insufficient with respect to the adequacy of the water balance assessment and recommended that the assessment be updated to clearly identify issues related to long-term dewatering.

In response to the above noted peer review comments, a revised Hydrogeological Investigation, also prepared by Toronto Inspection Ltd., dated February 6, 2024, was submitted in support of the second submission of the applications.

LSRCA staff, in their Technical Review Comments – Hydrogeology – have indicated that the previous matters related to the Hydrogeological Investigation have now been addressed. As such, the Region is satisfied that all matters related to hydrogeology have been satisfied.

The LSRCA indicated in their comments in support of the first submission of the applications that the proponent must demonstrate that there will be no negative impacts to the natural features and their ecological functions. The Township of Uxbridge has subsequently indicated that it will review the Natural Heritage Evaluation (NHE), prepared by Counterpoint Engineering Inc., dated May 16, 2021, and will include the implementation of the NHE's recommendations as a condition of approval of the Plan of Subdivision application.

The proposed zoning by-law amendment will facilitate a medium density residential development adjacent to an arterial road, within proximity of a transit route. However, the Region will require that the above noted requirements related to stormwater management are completed to the LSRCA's satisfaction before the Region can determine conformity with the ROP.

Noted. Please see responses to LSRCA comments attached. All comments have been addressed.

Delegated Provincial Plan Review Responsibilities

Potential Noise Impacts

A revised Noise Impact Study, prepared by YCA Engineering Limited, dated September 21, 2022, was submitted in support of the second submission of the applications.

The noise impact study has been reviewed and has been deemed acceptable. The proponent is required to implement the recommendations contained in Table 2 of the study in to a legal agreement with the Township of Uxbridge or a Land Titles Agreement with the Region of Durham, to our satisfaction.

Noted.

Potential Site Contamination

In accordance with the Region's Soil and Groundwater Assessment Protocol, a revised Regional Site Screening Questionnaire (SSQ) indicating that there is no potential site contamination was completed and signed by a Qualified Person and by the property owner. As such, the Region is satisfied that all matters regarding potential site contamination have been addressed

Noted.

Servicing:

The Regional Works Department has reviewed the above noted second submission application package and provides the following comments.

Functional Servicing Report (FSR), Counterpoint Engineering, May 16, 2021

With respect to Section 9.0 – Water Supply - please provide and indicate the proposed water service connection (and fire line connection if applicable), size and material type for the subject site.

Proposed water service will be connected via 300x150mm tapping sleeve and valve as per Region of Durham Standards S-230.020.

With respect to Section 10.0 – Sanitary Servicing – as per the Region's Standards and Specifications, only one (1) sanitary service connection is permitted for a medium density condominium block. Also, a private sanitary inspection maintenance hole is required and shall be located 1.5m inside private property.

Sanitary servicing for the site will be completed by installing a series of manholes within the property frontage. The sanitary system will connect to the municipal system at a single location, an existing manhole within Toronto Street South. The private sanitary system will be within a common element portion of the development.

Site Servicing Plan (C-2)

The proposed domestic water service connection connection to the existing 300mm watermain shall be via a tapping sleeve and valve. Please show the valve location at the tee and the respective property line valve. Please refer to the attached Redlines document.

Valve location is now shown. Refer to Drawing C-2.

Please add a note for CB frame and grate on the proposed STM maintenance hole

Note Added. Refer to Drawing C-2.

Please remove all proposed sanitary lateral connections.

Sanitary Lateral connections have been removed. Refer to Drawing C-2.

Please add one sanitary service connection to service the proposed

condominium development. An inspection maintenance hole is required to be located 1.5m inside private property. Depending on the required size of the service connection for the site, a maintenance hole at the mainline may be required. If it is required, the maintenance hole shall be installed via doghouse method. Please provide a benching detail accordingly.

Sanitary servicing for the site will be completed by installing a series of manholes within the property frontage. The sanitary system will connect to the municipal system at a single location, an existing manhole within Toronto Street South. The private sanitary system will be within a common element portion of the development.

Please note that the proposed Draft Plan indicates a 1.90m road widening and the Site Servicing Plan indicates a 2.0m road widening. Please confirm which is correct and revise accordingly.

Drawing C-2 has been revised to indicate a 1.90m road widening as per the proposed Draft Plan.

Transportation Infrastructure

The Region will require a cross-access easement to be provided to the properties to the north and south of the subject parcel (171 and 191 Toronto Street). This will enable shared access should either of these parcels develop in the future. The Township of Uxbridge should confirm if this will be made a condition of approval.

Noted

Traffic Management Plan

Please specify which Traffic Control Plan from the current OTM Book 7 was used.

The inclusion of advanced signage for pedestrians at the nearest controlled crossings indicating that the sidewalk will be closed is required at Toronto Street and Elgin Park Drive and at the Toronto Street and Campbell Drive intersection to ensure pedestrians cross at the designated crosswalks and avoid the construction area.

All efforts should be made to limit the duration of the sidewalk closure.

Transportation to Address.

Stormwater Management Report and Functional Servicing Report, Counterpoint – November 2023

The maximum release rate to the Toronto Street South storm sewer from the control area (#201) should be restricted to 5.2 litres per second and the maximum uncontrolled flow of 11.5 litres per second from the area abutting Toronto Street (#301) will be directed to the Toronto Street South right-of-way (ROW).

The proposed release rates would be reasonable based on the existing flow that currently drains to the Toronto Street South ROW from the portion of the subject property (0.13 ha). The proposed onsite storage of 124 m³ with Hydro-Brake orifice control would be adequate to control the 100 year post development flows to above the noted release rate.

The stormwater management proposal is acceptable to the Region of Durham Works Department.

*Noted. However, Area 201 will be controlled to 5.4L/s not 5.2L/s to match the 5-year pre-development release rate during the 100-year storm event, calculations are provided in **Appendix B** of the SWM report. See tabulated summary below:*

Area (ha)	Area 201	Area 301	Area 302	Area 303	Total Site Release Rate	Pre-Development ⁽¹⁾ (Allowable Release Rates)	Required Storage	Storage Provided
	Controlled (L/s)	Uncontrolled (L/s)	Uncontrolled (L/s)	Uncontrolled (L/s)	L/s	L/s	m3	m3
Storm Event	0.23	0.04	0.01	0.02	0.30	0.30		
Orifice Flow ⁽¹⁾								
2-year	5.4	3.5	0.6	1.1	10.6	16.1	123.0	126.5
5-year	5.4	4.9	0.9	1.5	12.7	22.4 ⁽²⁾		
10-year	5.4	5.7	1.1	1.8	13.9	26.4		
25-year	5.4	7.8	1.4	2.4	17.0	35.7		
100-year	5.4	11.5	2.1	3.5	22.4 ⁽²⁾	52.6		

Waste Management

The applicant has noted that they will seek private waste collection. As such, the Region has no further comments related to waste management.

Noted.

Water Resources Monitoring and Protection

The subject site is located within the South Georgian Bay Lake Simcoe (SGBLS) Source Protection Region and within a Wellhead Protection Area – Category D which equates to a 25 year of travel from the wellhead source to the site. Based on the policies listed in the SGBLS Source Protection Plan, approved January 26, 2015 and the site location, there are no applicable policies or significant drinking water threats associated with the proposed development.

Noted.

We trust the above information clarifies the requested information.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,
Counterpoint Engineering Inc.

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