

45 & 47 Anderson Blvd

Project Description:

Project Location: 45 & 47 Anderson Blvd - Township of Uxbridge
File Number:
City Planner: Emilia Gruyters (Planning Technician)

DEPARTMENT	COMMENT	CONSULTANT	RESPONSE
	Region of Durham Health Department provided the following comments		
	The two lots must merge into one or MOE approval will be required.		ACKNOWLEDGED - MOE approval will be submitted at a later date
	The maximum Daily Sewage Flow as per the Subdivision Agreement.	WSP	ACKNOWLEDGED.
	Lot 13 With no treatment or balancing- 3330 litres/day With balancing - 4662 litres/day With nitrogen reduction - 6527 litres/day With balancing and n.reduction- 9138 litres/day	WSP	ACKNOWLEDGED. The daily design flow for both lots combined is 2,800 L/day. See Stormwater Management Report by WSP.
	Lot 12 With no treatment or balancing- 976 litres/day With balancing - 13611litres/day With nitrogen reduction - 1905 litres/day With balancing and n.reduction- 2776 litres/day	WSP	ACKNOWLEDGED. The daily design flow for both lots combined is 2,800 L/day. See Stormwater Management Report by WSP.
	Region of Durham Works Department provided the following comments;		
	Municipal water supply is available from the existing 300 mm PVC watermain on Anderson Boulevard. Each property has been stubbed with 2 water service connections; a 50 mm domestic connection and a 200 mm fireline connection.		ACKNOWLEDGED.
	Once the applicant determines which set of water service connections will be utilized for the development, the unused service connections must be disconnected and abandoned.	WSP	ACKNOWLEDGED. Un-used service connections to be disconnected and abandoned
	There are no sanitary sewers available to the property, therefore a private sewage system is required.	WSP	ACKNOWLEDGED. A Private sewage system is noted on the site service drawings.
	Regional development charges are applicable at the rate of \$6.58 l sq. ft., which is valid until June 30, 2019.		ACKNOWLEDGED. Development charges to be paid at a later date
	Region of Durham Planning Department provided the following comments;		
	Provincial Policy Statement 2014 (PPS)		

DEPARTMENT	COMMENT	CONSULTANT	RESPONSE
REGION OF DURHAM	The PPS provides a comprehensive vision for growth and development. The PPS promotes healthy, active communities by accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space, and other uses to meet long-term needs, and by avoiding development and land use patterns which may cause environmental or public health and safety concerns.	Armstrong	ACKNOWLEDGED.
	The proposed uses are considered to be a high risk to groundwater in a highly vulnerable aquifer area, and as such, do not appear to be consistent with the direction of the PPS at this time.	Armstrong	<p>COMMENT</p> <p>According to the MECP Source Protection Information Atlas the site is not located in a GUDI wellhead protection area nor is it considered a highly vulnerable aquifer. However, this site is located in a Significant Groundwater Recharge Area with a score of 2 with no policies associated with this area. This site is also located within the wellhead protection area Q1 and Q2 with a stress rating of moderate which means if additional water taking is required then recharge will be needed to off set any recharge loss. No additional water taking is required for the site therefore not applicable. Refer to planning report for more details.</p>
	<u>Oak Ridges Moraine Conservation Plan (ORMCP)</u>		
	The ORMCP designates the subject sites as Rural Settlements- Countryside Areas. The purpose of Countryside Areas is to encourage agricultural and other rural uses that: provide for the continuation of agricultural and other rural land uses and normal farm practices; maintain the character of rural settlements; and provide for compatible economic development amongst other objectives.	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>
	Permitted uses within Rural Settlements- Countryside Areas include, but are not limited to, residential development and small-scale commercial, industrial, and institutional uses.	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>
	The ORMCP also classifies the subject property as part of a Landform Conservation Area (Category 2). Section 30 (6) of the ORMCP requires all applications for development or site alteration proposed in a Landform Conservation area must accompany an appropriate study which identifies planning, design and construction practices that will keep disturbances to landform character to a minimum, as per the requirements by the ORMCP.	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>
	The applicant will be required to provide the Region with sufficient details on the design, construction and operational characteristics of the proposed development (i.e. size of the facility, if the waste will be processed on the subject site, what the average time period will be for incoming materials to be stored on the site, the hours of operation, servicing, grading, noise mitigation etc.). Provided that the applicant can demonstrate compliance with the ORMCP requirements, the proposed waste transfer facility may conform accordingly.	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>
	As such, it is unclear at this time if the proposed development conforms to the policies of the ORMCP.	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>
	<u>Regional Official Plan (ROP)</u>		
	The ROP designates the subject sites as Oak Ridges Moraine- Countryside Areas . Countryside Areas within the Oak Ridges Moraine are areas of existing rural land use intended to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and maintain the character of Rural Settlements. Permitted uses within this designation include: agricultural, agricultural-related, small-scale commercial, industrial, institutional, existing residential and major recreational uses that are consistent with the policies of the ROP and the Oak Ridges Moraine Conservation Plan (ORMCP).	Armstrong	<p>COMMENT</p> <p>Refer to Planning Report</p>

DEPARTMENT	COMMENT	CONSULTANT	RESPONSE
	<p>The ROP further designates the subject sites as a Rural Settlement- Rural Employment Area within the Countryside Area. Rural Employment Area uses shall be comprised of uses that may require access to highway, rail, and/or shipping facilities requiring separation from sensitive uses, or benefit from locating close to similar uses. Such uses may include: manufacturing; assembly and processing of goods; service industries; research and development facilities; warehousing; offices and business parks; and storage of goods and materials directed to appropriate locations by designation as determined by the Township of Uxbridge Official Plan. Rural Employment Areas shall be developed in accordance with the provisions of Policies 9B.2.26 to 9B.2.29 of the ROP.</p>	Armstrong	<p>COMMENT Refer to Planning Report</p>
	<p>According to Schedule 'B'- Map 'B2' of the ROP, the rear portion of the subject sites are located within an area of high aquifer vulnerability. Schedule E- Table 'E5' to the ROP considers the proposed waste transfer processing facility as a high-risk land use. In such instances, the ROP prohibits uses that are high risk to groundwater outside of Urban Areas.</p>	Armstrong	<p>COMMENT Refer to Planning Report</p>
	<p>Also, it is the Region's understanding that the processing of waste is one of the uses of the proposed facility. The ROP definition of a landfill site is any land or building or structure in which waste is deposited or processed and any machinery or equipment required for the treatment or disposal of waste (excluding waste transfer, recycling and composting facilities). The ROP states that the establishment of new landfill sites, or the expansion, or increase in capacity of existing landfill sites, shall require an amendment to the ROP.</p>	Armstrong	<p>COMMENT Refer to Planning Report</p>
	<p>Accordingly, it is unclear if the proposal is consistent with the policies of the ROP at this time.</p>	Armstrong	<p>COMMENT Refer to Planning Report</p>
	<p>Conclusion</p>		
	<p>It is premature for the Region of Durham to determine if the above proposal conforms to the policies of the ROP. Further study is required to determine if the proposed uses are permitted in an area of high aquifer vulnerability. The applicant will also be required to demonstrate that the development will keep disturbances of the landform character of the area to a minimum.</p>	Armstrong	<p>COMMENT Refer to Planning Report</p>
	<p>Township of Uxbridge Planner provided the following comments;</p>		
	<p>A detailed planning justification report will be required which addresses in particular the requirements of the Oak Ridges Moraine Conservation Plan, as well as any technical studies required by AECOM and the Region of Durham. In particular, any requirements related to source protection will need to be addressed and a traffic impact study should be required.</p>	WSP/Armstrong	<p>COMMENT Refer to the Traffic Impact Study prepared by WSP and the Planning Justification Report</p>
	<p>Township of Uxbridge Development Services Department provided the following comments;</p>		
	<p>Property is subject to architectural control</p>	Architect	<p>ACKNOWLEDGED. This will be part of the SPA process, when detailed designs are available.</p>
	<p>Development charges will apply and presently the charges are being reviewed</p>	Armstrong	<p>ACKNOWLEDGED. Development charges to be paid at a later date</p>

DEPARTMENT	COMMENT	CONSULTANT	RESPONSE
	Township of Uxbridge Engineering provided the following comments;		
	The applicant will need to review Schedule E of the Subdivision Agreement and address all applicable conditions. Lots 12 and 13 are subject to additional requirements as specified in Condition 4, more specifically the applicant will need to prepare and submit the following documents:	Noted.	ACKNOWLEDGED
	1.1 1.1. Dust management plan including long term control measures and site specific measures to control and mitigate dust. Local industries should be consulted to understand local concerns with sensitivity to dust.	SLR	COMMENT Please refer to the Compatibility & Mitigation Study
	1.2 1.2. A detailed noise report identifying required mitigation measures for impacts on adjacent residents.	SLR	COMMENT Please refer to the Compatibility & Mitigation Study
	1.3 1.3. An outdoor illumination plan design to mitigate impacts on adjacent residents. Site lighting shall be night sky friendly and lighting calculations prepared and submitted to demonstrate that there is no trespass onto the adjacent properties.	WSP	ACKNOWLEDGED To be completed during detail design
	1.4 1.4. An odour management plan with required mitigating measures for impacts on adjacent residents.	SLR	COMMENT Please refer to the Compatibility & Mitigation Study
	2 2. Township Design Criteria and Standards provide guidance on the preparation of the lot grading plan, screening requirements, landscaping plans and lighting information. A copy of the Township Design Criteria can be purchased from the Township.	Noted.	ACKNOWLEDGED
	3 3. An erosion and sedimentation control plan identifying measures to be implemented to control siltation off site and into adjacent drainage facilities be prepared and submitted to the Township Engineer for review and approval. The site plan agreement will require that the erosion and sedimentation control measures be constructed and inspected and approved by the Township Engineer prior to any building construction.	WSP	COMMENT A Erosion and Sediment Control Plan has been prepared for the proposed development. Refer to the Stormwater Management Report by WSP.
	4 4. Roof Water Infiltration Systems: 4.1. Applicants consulting engineer shall design rainwater recharge facilities on individual lots to ensure post-development recharge is equal to or greater than pre-development recharge. The recharge facilities shall be designed on an individual lot basis and for guidelines please contact Jim Teefy at 905-668-4021 x 2319.	WSP	COMMENT An infiltration gallery has been designed for water quantity and recharge purposes; post development recharge is greater than pre-development recharge. Refer to the Stormwater Management Report by WSP.
	5 5. The runoff coefficient for the site must be less than 0.67. Calculations to be submitted to verify that this requirement has been achieved.	WSP	COMMENT Refer to Stormwater Management Report by WSP.
	6 6. All minor storm site drainage to be collected on site and outlet by pipe to the existing 300mm storm sewer service connections at the front of each lot on Anderson Boulevard.	WSP	ACKNOWLEDGED / COMMENT Stormwater runoff will be directed to the storm sewer on Anderson Boulevard. The storm sewer on Anderson Boulevard is a 675 mm diameter pipe. Refer to Stormwater Management Report by WSP
	7 7. Oil/ Grit separators shall be provided on the site storm drainage system to treat all stormwater runoff from the property prior to discharge to the existing 300mm storm sewer service connections on Anderson Boulevard.	WSP	COMMENT Refer to Stormwater Management Report by WSP

DEPARTMENT	COMMENT		CONSULTANT	RESPONSE
	8	8. Prepare an existing condition topographic survey of the property and identify existing spot elevations at lot corners and along the side yard lot lines at 10m intervals.	R-PE	<p align="center">COMMENT</p> <p align="center">See topo survey plan by R-PE, dated July 2, 2020</p>
		9. The lot grading and drainage plan will need to be submitted to AECOM for review. Contact Jim Teefy at AECOM (905-668-4021 x2319) for submittal requirements. The Developers Engineering Consultant to certify the plan that the site plan is in conformance with the Subdivision Grading Plan after AECOM is satisfied with the grading and servicing on the lot grading plan. The Developer's contact is Urbantech Engineering, Jeff Ormonde, 25 Royal Crest Court, Suite 201, Markham, Ontario, L3R 9X4. TEL: 905.946.9461, Email: jormonde@urbantech.com.	WSP	<p align="center">COMMENT</p> <p align="center">Refer to Lot Grading and Drainage Plan by WSP.</p> <p align="center">- Urbantech is the Developer's Contact who prepared the Stormwater Management Report for Uxbridge Industrial Subdivision Phase 2. The Developer's contact for this rezoning proposal at 45 and 47 Anderson Boulevard is WSP.</p> <p align="center">Company: WSP Contact: Andrew Kerr E-mail: Andrew.Kerr@wsp.com Phone: 1-289-982-4303 or 1 -289-923-9891 Address: 100 Commerce Valley Drive West Thornhill, Ontario L3T 0A1 Canada</p>
		10. TRCA will not complete a separate review of the site plan application; however, the site shall be developed in accordance with the following recommended criteria from the TRCA:	Noted.	<p align="center">ACKNOWLEDGED</p>
Quantity Control				
	1	Provided in downstream SWM pond provided that the that proposed runoff coefficient is less than or equal to runoff coefficient per the pond design (0.67)	WSP	<p align="center">COMMENT</p> <p align="center">Refer to Stormwater Management Report by WSP</p>
Quality Control				
	2	Provided in downstream SWM pond provided that the proposed runoff coefficient is less than or equal to runoff coefficient per pond design.	WSP	<p align="center">ACKNOWLEDGED</p>
	3	Oil-grit separator required for spill control.	WSP	<p align="center">COMMENT</p> <p align="center">Refer to Stormwater Management Report by WSP</p>
Erosion Control				
	4	Extended Detention control provided in downstream SWM pond provided that the proposed runoff coefficient is less than or equal to runoff coefficient per pond design.	WSP	<p align="center">ACKNOWLEDGED</p>
	5	Current TRCA criteria (more recent than when subdivision was approved), requires on-site retention of the first 5 mm from all surfaces. This is above the water balance criteria established for the subdivision and should be implemented where possible.	WSP	<p align="center">COMMENT</p> <p align="center">An infiltration gallery has been sized for on-site retention of the first 5 mm from all surfaces in the development area. Refer to Stormwater Management Report by WSP</p>
Water Balance				

DEPARTMENT	COMMENT		CONSULTANT	RESPONSE
	6	Per subdivision report, post to pre-development annual recharge. The methodology was established in the subdivision report and documented in the Subdivision Agreement.	WSP	<p align="center">ACKNOWLEDGED</p> <p align="center">Refer to Stormwater Management Report by WSP</p>
	<u>Erosion and Sediment Control</u>			
	7	To be designed per the Erosion and Sediment Control Guidelines for Urban Construction, December 2006, prepared by the Greater Golden Horseshoe Conservation Authorities.	WSP	<p align="center">ACKNOWLEDGED</p>
		The subdivision approval made an assumption with respect to available roof area to collect runoff to infiltrate. Some applications have less roof area, which results in less runoff available to infiltrate, and therefore does not achieve the post to pre-development infiltration target. This is concerning from both a water balance and the nitrate dilution perspective. The nitrate dilution calculations assumed that the pre-development recharge rate was available (refer to the Ground Water Impact Study, prepared by Jagger Himms Limited, dated March23, 2001). If there is limited rooftop area, then additional efforts to meet the criteria should be explored to the extent possible, such as (but not limited to):	WSP	<p align="center">COMMENT</p> <p align="center">Refer to Stormwater Management Report by WSP</p>
	1	1) Collecting up to 20 mm of runoff from roof areas;	WSP	
	2	2) Collecting runoff from pervious areas to infiltration galleries; and/or	WSP	
	3	3) Providing additional impervious areas directed to infiltration galleries that area protected from pollutants through either treatment or low pollutant loading uses.	WSP	
	<u>12. Infiltration Trench Design</u>			
	1	A geotechnical/hydrogeological investigation should be completed to show that the bottom of the infiltration trench is located a minimum of 1 m above the high groundwater and/or bedrock elevation.	WSP	<p align="center">COMMENT</p> <p align="center">A geotechnical study has been conducted by WSP; at this site, the infiltration chamber will be well above the average watertable. See Section 3.3 in the SWM Report for more details.</p>
	2	Design calculations should be provided to show that the infiltration trenches will drawdown between 24 - 48 hours.	WSP	<p align="center">COMMENT</p> <p align="center">A calculation has been provided in Appendix A of the SWM Report demonstrating that the infiltration gallery will have a drawdown time between 24 - 48 hours.</p>
	3	The design infiltration rate used in the calculations should be obtained through in-situ infiltration testing at the location of the infiltration trench.	WSP	<p align="center">ACKNOWLEDGED</p>
	4	The design should generally follow the Low Impact Development Stormwater Management Manual by CVC/TRCA (2010), the SWM Planning and Design Manual by MOE (2003) and current industry practices.	WSP	<p align="center">ACKNOWLEDGED</p>
	Township of Uxbridge Fire Department provided the following comments;			
		Compliance with the Fire Code and Fire Access	Noted.	<p align="center">ACKNOWLEDGED</p>