

COMMENTS MATRIX

5219 Upper Middle Road, 204 Georgina Court, & 205
Georgina Court, Burlington

Applications: Draft Plan of Subdivision
City File No.: 510-01/18 & 24T-18001/B
Weston File No.: 7926

August 20, 2019

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Annette Simpson, Senior Engineering Technologist September 25, 2018	
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DRAFT SUBDIVISION CONDITIONS	
a) Dedicate to the City free of charge the following:	Noted.
i) a 14-meter road allowance for Georgina Court with a 14.5m radius (bulb), with 11.0m of asphalt	
ii) Block 6, Public Walkway/Overland Flow Route	Noted.
iii) any easements over the subject property required for drainage, services and/or utilities, including easements required by Burlington Hydro, etc.	Noted.
iv) any easements over adjacent properties as required to accommodate services and/or overland flow swales;	Noted.
b) Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum, Zone 17 and provide the City a digital copy of the reference plan in .dwg format with all points and line work on separate layers.	Noted.
c) Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreement.	Noted.
d) Agree that Lots 2 and 3, all inclusive, shall contain the necessary rights of way or mutual easement agreements for access and repair and maintenance of the existing noise barrier on 2000 Quinte Street, where applicable, situated within the rear of these lots for each of the property owners.	Noted.

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e) Agree to pay for the cost of lifting exiting 0.3m reserves as may be required;	Noted.
f) Agree to pay cash in lieu of parkland dedication in accordance with the City's Parkland Dedication Policy and By-law.	Noted.
g) Agree to provide confirmation of payment to the Orchard Community East Master Servicing Cost Sharing Agreement (OCEMSCSA) Group relating to the financial obligations as a result of subdivision development or to provide confirmation of settlement with the Group.	Noted.
h) Acknowledge that the suitability of the land for the proposed use is the responsibility of the landowner, and that prior to registration of the plan, the Owner shall undertake an environmental assessment performed by a Qualified Person to ensure that the land is suitable for the proposed use. If in the opinion of the Qualified Person, the environmental site assessment indicates the land may not be suitable for the proposed use, the Qualified Person must so advise the Ministry of the Environment Conservation and Parks and the City of Burlington. The Owner undertakes to do further investigative studies and to do all works required to make the lands suitable for the proposed use. The Owner shall also agree to make available for inspection to all prospective purchasers copies of the completed Environmental Site Assessment and Record of Site Condition, if applicable.	Noted and acknowledged. Please refer to the Phase 1 Environmental Site Assessment including in this submission.
i) In the event that during ongoing subdivision and house construction the land is determined not to be suitable for the proposed use, agree (at no cost to the City) to undertake further investigative studies and perform all necessary works required to make the land suitable for the proposed use.	Noted.
j) Agree to submit a Geotechnical Study, for approval, and to implement the recommendations of the approved Geotechnical Study for subdivision servicing, road construction as well as house construction (including details for house construction on fill lots).	Acknowledged. A Geotechnical Study will be submitted at a later time.
k) Agree to submit an Environmental Noise and Vibration Study, for approval, and to implement the recommendations of the approved Environmental Noise and Vibration Study.	A Noise Impact Assessment was previously submitted to the City of Burlington. Please see Memorandum from Rubidium Environmental relating to noise issues, and timing for an updated Noise Study.

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l) Agree to make provisions in all Offers, Leases and Reservations Agreements inserting the necessary environmental noise and vibrations warning clauses of the approved Environmental Noise and Vibration Study.	Noted.
m) Agree to provide certification by an Acoustical Engineer that the builder's plans are in conformance with the approved recommendations of the Environmental Noise and Vibration Study prior to the issuance of building permits. The Owner shall also agree that all affected lots will be deemed unbuildable until such certification is received and accepted by the City.	Please view the Rubidium Environmental Memorandum, which indicates that an updated Noise Study will be composed following final design and prior to the issuance of an Occupancy Permit.
n) Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by an Acoustical Engineer that the approved recommendations of the Environmental Noise and Vibration Study have been implemented and satisfy the criteria of the City and the MOECP prior to the release of the related securities.	Noted.
o) Agree to submit a Traffic Impact Study, for approval, and to implement the recommendations of the approved Traffic Impact Study.	A Traffic Impact Study was previous submitted to the City of Burlington by Nexttrans (dated March 2017).
p) Agree to submit an Area Servicing Study, for approval, and to implement the necessary stormwater management recommendations of the approved Area Servicing Study. The Owner shall also agree to make any revisions to the draft plan necessary to implement the approved recommendations.	Noted.
q) Agree to submit an On-Street Parking Plan for each street indicating proposed driveway locations and on-street parking spaces, in order to ensure that sufficient area is provided for on-street parking at a minimum rate of 0.5 spaces per unit.	Noted.
r) Agree to submit a Tree Inventory and Preservation Study, for approval, and to implement the recommendations of the approved Tree Inventory and Preservation Study. The Owner shall also agree to submit a Tree Preservation Plan, for approval, in conjunction with the approved engineering and landscaping drawings. The Tree Preservation Plan will make satisfactory provisions for the preservation	An Arborist Report, which included a Tree Inventory and Preservation Study was previously submitted to the City of Burlington by Geometric (dated March 2017).

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<p>of any existing trees, where feasible, in accordance with the City of Burlington Tree Protection and Preservation Specification SS-12A.</p>	
<p>s) Agree to obtain a Public Tree Permit to remove trees from the City's right-of-way. The name of the contractor providing the removal service, a copy of their WSIB and their certificate of liability (\$4,000,000 minimum) must also be provided prior to issuance of the Public Tree Permit.</p>	<p>Noted. Details are within the previously submitted Arborist Report.</p>
<p>t) Agree that should the development be phased; a phasing plan must be submitted prior to the registration of the first phase of subdivision. The phasing plan will incorporate an Agreement (to the satisfaction of the Executive Director of Capital Works) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan.</p>	<p>Noted.</p>
<p>u) Agree to ensure construction access, traffic and parking to the satisfaction of the Executive Director of Capital Works during all stages of construction and agree to pay for any required signage, barricades or other measures, as needed. Construction access shall be from Upper Middle Road, there will be conditions associated with the use of this access, to be approved by the Region of Halton prior to construction, including but not limited to: OTM Book 7 traffic control, no trades parking or truck staging on Upper Middle Road, no mud tracking, control of dust, sidewalk on Upper Middle remains open, safe guard measures to avoid pedestrian conflicts, and any other requirements of Halton Region, to be determined prior to servicing/grading works on site.</p>	<p>Noted.</p>
<p>v) Agree to design, locate and erect signs prior to the sale of any lots and prior to commencement of subdivision construction which provide notification of: the proposed land uses, road pattern, lotting, phasing of the proposed subdivision, the properties abutting the development, location of postal facilities, transit route locations and lots subject to warning clauses. The signs shall be resistant to</p>	<p>Noted.</p>

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weathering and vandalism. All lots and blocks shall be deemed unsuitable for building until the above has been satisfied.	
w) Agree to submit an Erosion and Siltation Control Plan, for approval, and implementation during all phases of construction, including servicing and building construction.	Noted.
x) Agree to obtain the necessary demolition permit(s) and post the necessary securities to ensure the proper removal of all existing on-site buildings and structures.	Noted.
y) Agree to pay for any alterations to existing utilities, pavement and services that may be necessary to accommodate the connection of Georgina Court with adjacent lands and agree to make the necessary revisions to the Draft Plan.	Noted.
z) Agree to submit engineering drawings for approval.	See Civil Engineering Drawings in the submission materials, composed by Odan Detech Consulting Engineers.
aa) Agree to complete all construction works, including but not limited to grading, servicing, roads, sidewalks and driveway locations, in accordance with the approved engineering drawings.	Noted.
bb) Agree to provide street tree planting and landscaping to the satisfaction of the City Arborist.	Noted.
cc) Agree to install all servicing and utilities (including hydro) throughout the development underground.	Noted.
dd) Agree to submit an overall Utility Coordination Plan, for approval, addressing the location (shared or otherwise), timing and phasing of all required utilities (on-grade, below-grade or above-grade), including gas, electrical, telecommunications, water, wastewater and stormwater services. Such overall utility distribution plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities.	Noted.

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ee) Prior to servicing of the plan, the Owner agrees to inform the City which telecommunications and electrical utilities will be installing what services in the subdivision. Once identified, these telecommunications and electrical utilities shall confirm in writing with the City that their requirements have been satisfied.	Noted.
ff) The Developer shall agree to the following:	
i) Permit the following telecommunication providers to locate their plant in a common utility trench within any future public highway of the Plan provided they have entered into, or are in the process of entering into, a Municipal Access Agreement with the City ("Telecommunications Providers"):	Noted.
I. All "Canadian carrier" telecommunications service providers (as defined in subsection 2(1) of the Telecommunications Act);	Noted.
II. A "distribution undertaking" (as defined in subsection 2(1) of the Broadcasting Act).	Noted.
ii) Within 10 business days of receiving a list of Telecommunications Providers from the City, the Developer shall notify all Telecommunications Providers of the Plan and request to be notified within 10 business days as to whether they - intend to locate their plant within any future public highway of the Plan.	Noted.
iii) Make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each facility in a common utility trench within future public highways prior to commencing any work within any future public highway of the approved draft plan of subdivision.	Noted.
iv) The ability of any Telecommunications Provider to install its plant in a timely and efficient manner shall not be limited.	Noted.
v) Where works have commenced on Plans that have not been granted final approval as of September 24, 2001, the City and the Developer shall work with any Telecommunications Providers excluded	Noted.

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<p>from the development to allow for expeditious installation of the Telecommunications Providers' plant in a reasonable manner and location, as approved by the City.</p>	
<p>vi) Install, at the Developer's own expense, 100mm diameter ducts at all road crossings for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings.</p>	<p>Noted.</p>
<p>vii) Acknowledges and agree that the City may refuse to accept or assume any or all streets within the Plan until the provisions of this section have been complied with.</p>	<p>Noted.</p>
<p>gg) Agree that foundation drainage for all lots and blocks shall discharge directly into the storm sewer either by gravity or sump pump installation. Connections by gravity will not be permitted unless hydraulic grade line analysis confirms that surcharging of the storm sewer during a 50-year design storm will not result in any basement or foundation damage. For Lots 1 to 3 (inclusive) and north row of townhomes in Block 5, discharge at grade will not be permitted unless discharge is directed to the rear of each lot/block and intercepted by a swale.</p>	<p>Noted.</p>
<p>hh) Agree to construct the necessary fencing as shown on the approved engineering drawings, namely between all residential boundaries abutting either open space/creek blocks, walkway blocks, school blocks or commercial blocks and business blocks abutting either open space/creek blocks or transit corridor block, including the garden wall between Block 5 laneway/parking and the municipal stormwater management facility.</p>	<p>Noted.</p>
<p>ii) Agree to comply with the City Policy in effect at the time of subdivision registration with respect to "Site Conditions in Subdivisions":</p>	
<p>i) Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with non-compliance with City requirements for control of mud, dust and debris on roads and</p>	<p>Noted.</p>

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<p>further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate;</p>	
<p>ii) Agree to hire a contractor on retainer to deal with after hour problems related to unsafe situations in active subdivisions and provide the City with the contractor's 24 hour/7 days a week emergency contact phone number; additionally, the emergency contact phone number shall be clearly posted on site.</p>	<p>Noted.</p>
<p>iii) Agree to install "Illegal Dumping Prohibited" signs at all blocks intended for future development;</p>	<p>Noted.</p>
<p>iv) Agree to regrade and seed within 7 days, and cut weeds and remove debris within 48 hours, of a request by the City on any undeveloped lots or blocks as many be requested;</p>	<p>Noted.</p>
<p>v) Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with City requirements for control of grading issues, weed control and debris removal, and further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate;</p>	<p>Noted.</p>
<p>vi) Agree to grade, place topsoil and seed any lot or block within 7 days of initial grading or topsoil stripping which is not intended for development within 45 days. This requirement may vary depending on the season of the activity. The City will exercise discretion in applying the seeding requirement. In addition, temporary perimeter post and wire fencing is to be installed for any school or park block;</p>	<p>Noted.</p>
<p>viii) Agree to provide an overall phasing schedule identifying proposed house construction (start dates/occupation dates); tentative grading, sodding and tree</p>	<p>Noted.</p>

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<p>planting schedules in accordance with the City's grading and sodding policy and schedule;</p>	
<p>ix) Agree that sidewalk installation, lot and boulevard grading/sodding will be completed within 9 months of occupation and agree that at the time of sidewalk installation, the boulevard is to be rough graded to the level of the sidewalk should the boulevard sodding be delayed. Additionally, the owner agree to complete all the boulevard tree planting and associated landscaping within 18 months of adjacent home occupation.</p>	<p>Noted.</p>
<p>jj) Agree to provide all new home purchasers in the subdivision with an information brochure containing information on the ecological value and function of natural areas within the community to be preserved and appropriate stewardship behavior such as domestic pet control, no debris/dumping. No vegetation removal, etc.</p>	<p>Noted.</p>
<p>kk) Agree to make available to all purchasers a copy of the City Of Burlington "Information Sheet for New Home Buyers."</p>	<p>Noted.</p>
<p>ll) Agree to display copies of the signed engineering drawings (including the "Utility Coordination Plan") in the sales office when they become available, for the information of purchasers.</p>	<p>Noted</p>
<p>mm) Agree to display a copy of the approved draft plan and draft plan conditions in the sales office for the information of purchasers.</p>	<p>Noted.</p>
<p>nn) Agree to provide copies of the draft plan conditions for the review of purchasers, if requested.</p>	<p>Noted</p>
<p>oo) Agree to include the following clauses in a registered portion of the subdivision agreement, and that the Owner ensure that warning clauses to this effect are included on all offers to purchase and sale and reservation agreements for all residential units:</p>	<p>Noted.</p>

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ALL LOTS AND BLOCKS: i) "Purchasers/tenants are advised that there may be above-ground utility facilities such as fire hydrants, hydro transformers and cable pedestals located in front of their property within the City's road allowance or on easements."	Noted.
ii) "Purchasers/tenants are advised that due to limited on-street parking, the City of Burlington will not issue driveway curb cut widening permits."	Noted.
iii) "Purchasers/tenants are advised that a 1.5 meter concrete sidewalk may be constructed adjacent to the property line and that this will limit the parking space in front of the unit to one vehicle in the driveway between the garage and sidewalk."	Noted.
iv) "Purchasers/tenants are advised that the City of Burlington Zoning By-Law standards for the Orchard Community require a minimum of two parking spaces to be provided per dwelling unit, one of which may be provided in the garage. Furthermore, the City of Burlington Parking By-Law limits on-street parking to five hours."	Noted.
v) "Purchasers are advised that home mail delivery will be from a designated Centralized Mail Box."	Noted.
vi) "Purchasers are further advised that the developers/owners are responsible for officially notifying purchasers of the exact Centralized Mail Box locations which may be utilized by Canada Post until the curbs and sidewalks are in place in the remainder of the subdivision."	Noted.
vii) "Purchasers/Tenants are advised that despite the inclusion of noise control features in this development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Ministry of the Environment, Conservation and Park's noise criteria. This dwelling unit has been supplied with a central air conditioning system which allows windows and doors to remain closed,	Noted.

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<p>thereby ensuring that the indoor sound levels are within noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with the noise criteria of Ministry of Environment Conservation and Parks Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property"</p>	
<p>LOTS 1, 2, AND 3:</p> <p>i) "Purchasers are advised that a drainage swale exists across the rear of the property and the drainage swale area as indicated on the approved engineering drawings is not to be altered or blocked in any way nor are any structures, sheds, pools, etc. (fencing excepted) to be erected within the drainage swale area without he prior approval of the City of Burlington."</p>	<p>Noted.</p>
<p>LOTS 2 AND 3:</p> <p>i) "Purchasers/Tenants are advised that noise barrier(s) located on an Easement on lands not owned by Halton adjacent to the Regional Right-of-Way are subject to the following condition and is required to be included in all offers of purchase and sale for Lot 3: A noise mitigation barrier(s) will be required to mitigate the noise generated from adjacent roadways. Required noise barrier(s) shall be constructed by the owner at their cost and maintenance of the noise barrier(s) will be the responsibility of the owner until such time as the subdivision has been assumed by the local municipality. Once assumed, the ownership and future maintenance will become the responsibility of the Regional Municipality of Halton."</p>	<p>Noted.</p>
<p>ii) "Purchasers/Tenants are advised that a noise mitigation barrier(s) will be required on Lot 2 and 3 to mitigate the noise generated from the adjacent road network. Halton Region will be required, from time to time, access to this lot/block in order to maintain this noise barrier(s). An easement has been placed on this lot/block to permit this access.</p>	<p>Noted.</p>

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LOT 4 AND BLOCK 5: i) "Purchasers/Tenants are advised that units with ground floor direct unobstructed access to the Regional Road System and/or the Active Transportation Network and with no noise mitigation (noise barriers) will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Abatement Guidelines in the future."	Noted.
ii) "Purchasers/Tenants are advised that the construction of elevated decks within their yards, above garages, etc., may compromise the effectiveness of the noise mitigation measures and controls which have been established within the subdivision for their Lots/Blocks."	Noted.
pp) Agree to provide storm sewer video, and mandrel (on storm pvc sewers) inspection as per the current City standard.	Noted.
qq) Agree to provide written certification by the Civil Engineer prior to final assumption of the subdivision that the municipal infrastructure, including the underground services (i.e. storm sewers, etc.) and aboveground services (i.e. roads, sidewalks, boulevards, etc.), has been constructed in conformance to the City standards and in accordance with the approved engineering drawings.	Noted.
rr) Complete the following to the satisfaction of the Director of Roads and Parks Maintenance: i) Agree to compensate for the removal of public trees by replanting in the City's right of way as required (to the satisfaction of the City Arborist). Agree to pay for any site visits and the implementation of the preservation methods to be completed by an appropriately credentialed arborist as recommended in the approved Tree Inventory and Preservation Plan. ii) Agree to pay for any site visits and the implementation of the preservation methods to be completed by an appropriately credentialed arborist as recommended in the approved Tree Inventory and Preservation Plan.	Noted.
iii) All proposed tree and landscape planting on site and in the right of way must conform to species lists provided in Conservation Halton's Landscaping and Tree Preservation Guidelines.	Noted.

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iv) Agree to provide street tree planting and landscaping to the satisfaction of the City Arborist. Enhanced street tree planting where required as outlined in the Urban Design Guidelines to the satisfaction of the City Arborist may be required;	Noted.
v) Agree to implement the recommendations of the approved Tree Inventory and Preservation Study and submit for approval a tree preservation plan in conjunction with the engineering lot grading and streetscaping plans. The tree preservation plan will make satisfactory provisions for the preservation of any existing trees where feasible, on accordance with the City of Burlington Tree Protection and Preservation Specification SS-12A.	Noted.
vi) Prior to commencement of any excavation, install solid board barriers around all trees to be preserved, to be maintained during all phases of servicing and development and ensure that trees designated for preservation are not removed or damaged.	Noted.
vii) Agree that any trees identified for preservation which are removed or damaged as a result of construction activity shall be replaced with an equivalent value of tree planting, as determined by the City Arborist.	Noted.
ss) Cause all municipally owned walkways to be fenced to the satisfaction of the Executive Director of Capital Works	Noted.
tt) The owner agrees to construct (and pay for) the municipally owned Block 6 overland flow route/public walkway, including, a 1.5 m wide concrete sidewalk, lighting, any required retaining walls, sod, etc.)	Noted.
uu) Cause habitable rooms of semi-detached and townhome dwellings to have no main floor windows facing the Block 6 overland flow route/public walkway.	Noted.
vv) The owner agrees to construct top of foundation walls adjacent to overland flow routes a minimum 500mm above the 100 year storm elevation, and further agrees that all openings to the dwellings along the overland flow route will be a minimum 500mm above the 100 year storm elevation or as per the recommendations in the approved stormwater management plan.	Noted.

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ww)	Agree to pay for all costs associated with street lighting, winter control and spring clean up for un-assumed roads	Noted.
yy)	Agree to provide lot widths and areas schedule, calculated by an Ontario Land Surveyor.	Refer to submission materials for Lot widths and area schedule, composed by JD Barnes.
zz)	Complete the following to the satisfaction of the Executive Director of Capital Works of the City of Burlington and Burlington Hydro Incorporated:	Noted.
i)	Agree to satisfy all of the conditions and requirements, financial or otherwise, of Burlington Hydro Incorporated;	
ii)	Sign Burlington Hydro Incorporated's subdivision agreement and any other agreements required by Burlington Hydro Incorporated; and,	Noted.
iii)	Provide the Executive Director of Capital Works with a clearance letter from Burlington Hydro Incorporated when is requirements have been met	Noted.
aaa)	The Owner shall complete the following to the satisfaction of the Executive Director of Capital Works of the City of Burlington:	Noted.
i)	Prepare and implement a report, prior to site alteration, outlining erosion and siltation control measures required prior to and during the construction of the subdivision, to the satisfaction of the City of Burlington. Furthermore, that the owner submits monthly sediment and erosion control reports during construction.	Noted.
ii)	Prepare and implement a detailed report on stormwater management, prior to site alteration	Noted.
iii)	Design, construct and have in operation all necessary on-site and off-site flood control structure, prior to issuance of any building permits or registration	Noted.
bbb)	Block 5 will be subject to a Site Plan application process prior to development. As part of the Site Plan process a stormwater management plan and detailed noise study will be required, in addition to other typical	Noted.

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requirements such as but not limited to grading/drainage/servicing plans, lighting plans, driveway access location, etc., specific requirements shall be determined at the Site Plan stage for each individual Block.	
ccc) Owner agrees to obtain MOECA Environmental Compliance Approval for municipal servicing of the Georgina Court extension.	Noted.
ddd) Agree to construct a 1.5m concrete sidewalk around the Georgina Court Bulb/Extension.	Noted.
End of Draft Subdivision Conditions	
STORMWATER MANAGMENT	Noted.
1. A Functional Servicing Report prepared by Odan-Detech dated Revised: March 29th, 2018 was submitted with the application, we defer to the Region of Halton to comment on sanitary sewer and water servicing. With regard to the stormwater management section of the Functional Servicing Report we offer the following comments/questions:	
(a) Page 16, last paragraph, last sentence indicates "sewers are flowing at no more than 63% in any downstream segment in a 5-year storm", however the predevelopment storm sewer design sheet indicates % Full maximum as 60.15% - please revise page 16 to match the design sheet.	FSR Page 16 revised accordingly – paragraph is now first paragraph on page 17.
(b) Appendix C, page 5, the title of the Post-development townhouse component is mislabeled as "Pre", please revise to state "Post"	FSR Appendix C revised accordingly.
(c) Please note that an MOECP EGA application for the proposed municipal storm sewers will be required prior to servicing.	Noted – will be applied-for in future.
(d) Page 18 - Please indicate the 100 year elevations on Georgina Court and the public walkway, we need to ensure the curb elevation is appropriate as well as top of foundation walls and openings for the house	The maximum 100-Year water elevation of water in the pedestrian walkway/overland flow route (Block 6) given by the analysis is stated in the second & third-last paragraphs in Report Section 3.0 C. iii) (page 18) accordingly.

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(e) What is the top of bank elevation on the adjacent SWM pond?	<p>The top of bank elevation is approximately 140.80, as per the elevations in the present topographic survey and as read from Report Fig. 5 (page 23).</p> <p>Additional topographic survey information is being obtained for the pond and will be provided in future revised drawings of the Townhouse Site Plan.</p>
(f) What is the 100 year storm elevation and Regional Storm elevation in the overland flow route, top of foundation walls need to be min. 500mm higher than the greatest risk.	<p>The maximum 100-year HWL is 141.91 (Refer to comment (d) response and Report page 18. The adjacent FFE (top of foundation walls), on the other hand, is min. 142.65, which is 0.74m higher than the 100-year HWL.</p> <p>As discussed in the meeting on April 9, 2019, there is no Regional Storm water line through this site (it is not regulated), nor is this the criteria for site-level design, therefore the Regional Storm has not been considered.</p>
(g) Please confirm that there will be no curb overtopping of stormwater on Georgina Court or within the private condo road.	<p>There will be no curb-overtopping by stormwater as per the analysis that have been prepared – refer to the last paragraph on Report page. 18.</p>
(h) A separate storm sewer design sheet for the site plan will be required	<p>Separate storm sewer design sheet for Condo Townhouse Site Plan provided on page 23 accordingly.</p>
(h) Provide discussion regarding the overland flow route to be accommodated in Block 6, i.e. sufficient volume to convey the overland flow route for the drainage area, elevations, etc., including a detail.	<p>Discussion is provided in Report Section 3.0 C. iii) (page 18) accordingly. All analysis, drainage area, etc. were provided in figures and calculations in the memo from our office dated March 14th, 2018, which was submitted to the Region and City at the zoning stage. We can submit that again if required, however our understanding is that that report and it's figures, drainage areas, etc. were deemed satisfactory.</p>

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	Section H-H (Sections drawing, DWG No. 6 of 6) provides a detail of Block 6 in section, illustrating it's function of water conveyance. The above memo provides details showing the analysis results.
(i) Please submit a revised FSR with the above revisions, and any revisions that the Region of Halton may require for the water and wastewater sections.	Noted. Revised as enclosed.
<p>NOISE</p> <p>A Noise Impact Assessment dated April 3, 2018 and a Noise Impact Assessment Memorandum dated April 16, 2018, both prepared by Rubidium Environmental were submitted with the subdivision 510-01/18 application; we offer the following comments/questions:</p>	
(a) Report needs to be signed/stamped by a P. Eng.	Noted. Please refer to Noise Impact Assessment Memorandum included in this submission.
(b) A separate report for the site plan should be submitted	Noted.
(c) Please note that the Region of Halton will also comment on the noise report and in case of discrepancy between Halton and Burlington the most stringent criteria shall apply.	Noted. Please refer to Noise Impact Assessment Memorandum included in this submission.
(d) Page 3 of the memorandum indicates that "noise mitigation barrier(s) will be required on Lot E to mitigate noise..." Lot E as noted on the figure in Appendix A is Lot 2 of the draft subdivision plan does not show a noise barrier proposed. The proposed noise barrier shown on the Appendix A figure is 31m length only on the Upper Middle frontage of Lot 3 (or D). Additionally Section 3.9 indicates the noise barrier only on the southern border of the lot containing unit D (Lot 3). Please clarify if the noise barrier has a return from the Upper Middle barrier northeasterly up the rear property line of Lot 2 (E),	Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.

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<p>OR if it is just the Lot 3 (D) Upper Middle Road frontage. If there is a return, please also update the Appendix A figure as well as Section 2.4 to include details of the return (height, length, etc.).</p>	
<p>(e) Table 3.7 indicates that there is Required AIF for units in blocks D, C and B (Lots 3, 4, and Block 5 respectively of the draft subdivision plan), which would be considered noise control features, should Warning Clause B be on title for Units B & C (Block 5 and Lot 4 respectively) instead of Warning Clause A? as well as D.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(f) Warning Clause C is not recommended for any of the Units - please remove the reference to the warning clause.</p>	<p>Noted.</p>
<p>(g) Section 3.0 of the Memorandum stated that a "detailed noise study will be required at the site plan and subdivision stages", yet the study submitted for the subdivision is entitled "Environmental Noise Impact Assessment", please upgrade to a detailed noise feasibility study for the Subdivision application and reference the Lot and Block numbers on the draft plan of subdivision (Weston Consulting Drawing D3) as well as include a copy of D3 in the appendix.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(h) The memorandum indicates a barrier return height of min. 2.4m, please revise the Appendix A figure to reflect this requirement as well as update section 2.5 to include reference to the 2.4m return and the limits/details of the return.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(i) Section 3.0 of the memorandum indicates that additional requirements for upgrading the existing noise barrier at 2000 Quinte may be provided at the subdivision stage - this memorandum was submitted with the subdivision application, yet there was no discussion in the memorandum or the ENIA about the 2000 Quinte noise barrier - please revise report to include discussion on this property and whether or not upgrades to the existing noise barrier is needed.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(J) Please also note that all warning clauses will be included in the subdivision agreement.</p>	<p>Noted.</p>

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<p>(k) Section 2.2 indicates that the City of Burlington specified an AADT of 40,000 be used for Upper Middle Road, although we support this, please clarify that it was the Region of Halton's specification. Please also further detail that the 40,000 AADT is the capacity for 6 lanes, which to our understanding, is the future plan for Upper Middle Road, we defer to the Region for all matters regarding Upper Middle Road.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(l) Case 21 and Case 22 of the calculations for Unit E2 (Lot 2) for both OLA and POW used absorptive surface whereas Case 7 and 8 used reflective - please revise Case 21 & 22 to reflective surface and revise any conclusions necessary if the final Leq changes as a result.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(m) Similar to above for 03 (Lot 3), Case 23 segments 1 and 2 state absorptive, Case 24 segment 1 indicates reflective but segment 2 states absorptive. Compared to Cases 9 and 10 where reflective was used for all segments. Please revise Cases 23 and 24 to reflective and revise any conclusions necessary if the final Leq changes as a result.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(n) Appendix D AIF calculations indicated a standard window to floor ratio of 50% was used to approximate the glazing requirements - in the detailed study (if building plans are available) please confirm that the stated AIF is accurate for the proposed houses. If house plans are not finalized at this time please note in the conclusion that prior to subdivision registration the Acoustical Engineer will need to confirm the window to floor ratio to confirm the glazing requirements meet their recommendation for all Lots & Blocks.</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(o) Section 3.0 of the memorandum indicates that a detailed noise study must be conducted by a qualified Acoustical Engineer when grading information is available - grading information is available (Odan-Detech Drawing 2 of 5), please revise report to include the grading plan in the appendix and revise any conclusions/recommendations necessary</p>	<p>Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.</p>
<p>(p) Please provide a detail for the proposed noise barrier in appendix E including height, material, construction details, returns, etc.</p>	<p>Detail provided with related site plan and has been included with this package.</p>

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(q) Please include in Appendix E a section through semi D3 (Lot 3), the backyard of D3, retaining wall, easement location, noise barrier, property line, boulevard, sidewalk, boulevard, curb, and first lane of Upper Middle Road.	See Odan Dtech Section Drawings on Sheet 7
(r) If there is a return for the noise barrier please provide a section for the return(s) as well, similar to above.	Noted.
(s) Please include in the conclusion that the following conditions/clauses will be included in the Subdivision Agreement:	Noted.
i. Agree to implement the approved recommendations from the final approved Detailed Noise Control Study by Rubidium Environmental Inc. addressing the noise attenuation requirements for the control of indoor environmental sound levels (including the specific air conditioning recommendations for Block 5 and Lots 1 to 4, inclusive). Furthermore, agree to provide certification by an Acoustical Engineer that the builder's plans for Lots 1 to 4 (all inclusive) and Blocks 5 are in conformance with the approved recommendations of the Detailed Noise Control Study prior to issuance of building permits. All affected lots shall be deemed unsuitable for building until the above has been satisfied. ii. Agree to implement the approved recommendations from the final approved Detailed Noise Control Study by Rubidium Environmental Inc. and associated drawings addressing the noise attenuation requirements for the control of outdoor environmental sound levels and provide securities to ensure completion. iii. Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by a Noise that approved recommendations from the final approved Detailed Noise Control Study by Rubidium Environmental Inc. addressing the noise attenuation requirements for the control of indoor and outdoor environmental sound levels have been implemented and satisfy the criteria of the City and Halton Region and the MOECC prior to the release of the related securities. iv. And include any other warning clauses required by the Region of Halton.	Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.

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(t) Please note that site plan noise study comments will be sent under separate cover.	Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.
(u) Please provide an updated detailed noise report specific to the subdivision application 510-001/18, encompassing the above comments, Regional comments and warning clauses, as well as the April 16th memorandum items.	Noted. Comments pertaining to the Noise Impact Assessment will be addressed during final design stages and prior to issuance occupancy permits.
ENVIRONMENTAL A Phase One Environmental Site Assessment prepared by Candec Engineering Consultants Inc. dated January 22, 2018 was submitted with the application. A letter of reliance from Candec Engineering Consultants Inc. dated March 30, 2018 was also provided extending reliance on the Phase I ESA to the City of Burlington and Halton Region. We will rely on the Qualified Person's conclusion that no further environmental investigation is required prior to residential re-development of the properties, provided the following:	Noted. Please refer to Phase 1 ESA composed by Candec Engineering Consultants Inc., included in this submission.
(a) Please provide confirmation that the Phase One ESA is for the entire property, including 5219 Upper Middle Road, as well as Block 263 (PIN 07184-2491), Lot 9 (PIN 07164-2237), Lot 8 (PIN 07184-2236) and Block 262 (PIN 07184-2490). The 1.25acres mentioned in section 1.1 and Appendix F appear to reflect all parcels, but the PIN and other data in the appendix seem to only refer to the 5219 Upper Middle property. We ask for confirmation that the Phase One ESA encompasses all lots and Blocks shown in the Weston Consulting Draft Subdivision Plan D3, a separate letter from Candec Engineering Consultants Inc. confirming the property limits including in the study area would satisfy this request. (b) Please provide a copy of the response from the MOECC, only the application form was included in Appendix D, section 3.2.1 indicated that a response was received, please provide a copy of the response, it can be included in an addendum letter along with item (a). (c) Section 3.2.1 indicates that the Technical Standards and Safety Authority response was received - please provide, it can be included in an addendum letter along with items (a) and (b)	Noted. Please refer to Addendum to the Phase 1 ESA and the MOECC Memo.

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<p>DRAWINGS</p> <ol style="list-style-type: none"> 1. A separate drawing set for site plan and a separate set for the subdivision should be submitted. 2. Some of the comments below may apply only to the Site Plan, however considering the site plan and subdivision drawings were submitted concurrently and in the same package, all comments have been provided. 3. please note some of the comments may or may not be repeated on drawings, all constant information between drawings needs to be consistently shown across all drawings, 4. Please ensure all consultants use the same base layers for their drawings. Specifically the overland flow route/public walkway layout on the engineering drawings needs to reflect the architectural drawings (1.5m grass, 1.8m public walkway, 0.5m grass= 3.8m total Block 6 that will be City of Burlington owned). 5. Please note that some of these comments will apply to and be repeated in the site plan comments. 6. All drawings appear to be missing the "approvals" area for Regional and City signatures. 7. The City reserves the right to provide additional comments/conditions after a comprehensive review of resubmitted material/drawings. 	<p>Noted.</p>
<p>Draft Plan of Subdivision, drawing D3, revision dated 31 May 2018, prepared by Weston Consulting:</p> <ol style="list-style-type: none"> (a) If a utility easement required along the right of way, as it was on the adjacent subdivision (20M-824), please show on the drawing. We will require confirmation from the utilities for this item, i.e. written confirmation that they do or do not need a utility easement. (b) We defer to the Region of Halton to confirm if the proposed Block 7 (road widening) meets their requirements. (c) Show/note all changes to Upper Middle traffic island to eliminate left turn into 5219 Upper Middle - please show note on drawing - as per Regional direction 	<p>Please refer to updated Draft Plan of Subdivision (D5), composed by Weston Consulting included in this submission.</p>

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Brian Hudson, MCIP, RPP, Senior Planner 905-825-6000 x7209 brian.hudson@halton.ca October 1, 2018.	
Comment	Response
PLANNING ANALYSIS Regional Planning Staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014) and conforms to the Growth Plan (2017). The lands are designated as 'Urban Area' in the 2009 Regional Official Plan (ROP). As per Section 76 of the ROP, the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies and plan in effect. Regional Staff are satisfied that the rezoning and related subdivision conforms to relevant Provincial documents and the Urban Area policies of the Regional Official Plan (ROP).	Noted.
SERVICING A 400mm diameter watermain is located within Upper Middle Road (Regional Road #38) adjacent to the property. A 200mm diameter watermain is located within Georgina Court adjacent to the property.	Noted. Please see enclosed FSR for reference.
A 250mm diameter wastewater main is located within Upper Middle Road (Regional Road #38) adjacent to the property. A 200mm diameter wastewater main is located within Georgina Court adjacent to the property.	Noted. Please see enclosed FSR for reference.
A 60016751750mm diameter stormwater main is located within Upper Middle Road (Regional Road #38) adjacent to the property.	Noted. Please see enclosed FSR for reference.

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A Functional Servicing Report was prepared by The Odan/Detech Group Inc, and was revised March 2018, and was received with the application. The report makes reference to Region of Halton watermains, wastewater mains and stormwater mains located within the road allowances adjacent to the property, and local stormwater mains located in the area. It also makes reference to how the owner's Professional Engineer foresees the new buildings being serviced. The owner's Professional Engineer should generally be aware of the following. Water and wastewater cannot cross lot lines. The FSR report is satisfactory for the purposes of the subdivision application.

Noted. Please see enclosed FSR for revisions.

The Region is currently undertaking a Burlington Water Servicing Strategy Review for the Region's water distribution system. The developer's property is within the Strategy Review area. Being that the Review is in its early stages, information related to the impact to the developer's property is not known at this time.

Noted. Please see enclosed FSR for reference.

For a residential subdivision, applicants are advised that municipal garbage collection will not be provided until the plan is 90% occupied. For this residential subdivision Solid Waste Management should be consulted for their comments.

Noted.

At a later detailed engineering design stage, the consulting engineering firm will have to do more work with respect to the watermain design, the wastewater main design and the servicing design. It will be required to be shown that the proposed dead-end watermains can supply the required fireflows for the development. It will be determined where the watermain connection point will be, whether in a watermain valve chamber or other. Sanitary sewer connection laterals are to be single for each lot, not shared. Further information will be required regarding how the existing storm drainage within the Regional Road right-of-way is to be accommodated with the introduction of noise wall berms and noise fences.

Noted.

The developer should be advised that servicing capacity is formally granted through issuance of a Services Permit or execution of a Development Agreement. Availability of servicing capacity is to be reviewed again once an application is made for a services permit or development agreement.

Noted. Please see enclosed FSR for reference.

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Regional Staff are generally satisfied that the Draft Plan of Subdivision can be serviced via the existing Regional System. Conditions of Draft Approval have been included in Schedule "A" to reflect any servicing requirements.	Noted.
SITE CONTAMINATION In accordance with Section 147(17) of the Regional Official Plan, a property is to be free of contamination prior to any development taking place. Regional Staff have reviewed the following site contamination reports by Candec submitted in support of the above-noted application and the Letter of Reliance: A Phase 1 ESA (January 22, 2018 and March 31, 2018. Staff is satisfied with the submissions, and support the recommendation contained within the report.	Noted. Please refer to Phase I ESA included in this submission.
TRANSPORTATION All Transportation and Noise comments are as provided in 'Schedule 'A' to this letter.	Noted.
WASTE Halton Region will provide full curb-side waste collection service for the entire site. For a residential subdivision, the applicants are advised that municipal garbage collection will not be provided until the plan is 90% occupied.	Noted.
FINANCE The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located	Noted.

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in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein. Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front- ending Recovery Payment information, which is subject to change.

CONCLUSION

It is the opinion of Regional Planning staff that the rezoning and related plan of subdivision application 24T-18001/B is consistent with the PPS and PTG-2017 and the Halton Region Official Plan, subject to the conditions as provided in 'Schedule 'B' to this letter. Please include Halton Region as the clearance agency for the attached conditions.

I trust these comments are of assistance to you. Should you require any additional information or have any questions in this regard, please do not hesitate to contact the undersigned.

SCHEDULE "A"

Transportation Comments, 24T-18001/B

The property abuts Upper Middle Road which is a Regional road, and Georgina Court which is a City of Burlington road. Regional Transportation Services comments are identified below.

Noted.

Noted.

Noted.

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Traffic Letter: A Traffic Reliance Letter was completed by NextTrans Consulting dated October 2017. The letter outlines that there is a reduction in units from the previous circulation from 22 units to 20 units; therefore, there are no Transportation Planning comments on the Reliance Letter.	Noted.
NOISE The proposed development parcel is adjacent to the Upper Middle Road (Regional Road 38) right-of-way. Section 143(12) of the ROP requires the proponent of new sensitive land uses within 30m of Major Arterial Roads to undertake appropriate studies to assess noise, odour and air pollutant impacts and determine necessary mitigation actions. Regional Staff have reviewed the necessary road studies as outlined below:	Noted.
Noise Study The Noise Study, dated September 2017 and updated March 14, 2018, required updating based on comments from Halton Region and the City of Burlington. The Addendum Letter dated April 16, 2018 is acceptable.	Noted.
However, an updated Noise Study, based on the April 2018 Addendum Letter, and based on comments by Halton Region and the City of Burlington, is required.	Noted. Please see attached Noise Memorandum included in submission composed by Rubidium Environmental.
Noise Study Comments Halton Transportation Planning: The specific design and location details must be finalized as part of the approved report. This includes all noise barrier heights, returns, and the development noise barrier connection to the existing noise barrier along the east property line.	Noted. Please see attached Noise Memorandum included in submission composed by Rubidium Environmental.
A 2031 traffic projection of 40,000 was used in the Report update and is acceptable.	Noted.

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<p>A plan needs to be included in the resubmission clearly outlining the noise barrier locations, noise barrier heights, and the required air conditioning, provision for air conditioning and noise warning clauses for each unit.</p>	<p>Noted. Please see attached Noise Memorandum included in submission composed by Rubidium Environmental.</p>
<p>An Easement will be required to secure Halton's ownership and access for maintenance of the noise barrier mitigating noise from the Regional road. Halton ownership is only for noise barriers that are directly adjacent to the Regional road right-of-way. The easement must be 2.0m wide and for the total length of the noise barrier.</p>	<p>Noted.</p>
<p>A Table must be included in the report resubmission for predicted noise levels between 55 - 59 dBA and the corresponding barrier heights. For noise studies to be reviewed and approved by Halton, every effort must be made to mitigate noise levels to as close to 55dBA as technically, economically and administratively feasible.</p>	<p>Noted.</p>
<p>Halton's minimum recommended barrier height is 2.4m and the maximum height is 3.5m.</p>	<p>Noted.</p>
<p>All noise barriers shall be constructed of Western Red Cedar or Concrete and can be a combination of an acoustic wall and earth berm.</p>	<p>Noted.</p>
<p>A detailed noise study must be conducted now as grading information is currently available to refine noise study findings.</p>	<p>Noted.</p>
<p>Prior to the issuance of occupancy permits, the City's building inspector or a Professional Engineer qualified to perform acoustical engineering services in Ontario shall certify that the noise control measures have been properly installed and constructed as per the approved report.</p>	<p>Noted. Please see attached Noise Memorandum included in submission composed by Rubidium Environmental.</p>
<p>Proposed Warning Clauses will require changes based on the below comments for Block 5 and Lots 1 to 4. All warning clauses must also be reviewed and approved by the City of Burlington. All applicable warning clauses shall be listed in the City's Site Plan Agreement and also be inserted in the Agreements of Purchase and Sale or Lease.</p>	<p>Noted.</p>
<p>A condition should be included in the Site Plan/Subdivision agreement whereby confirmation is received</p>	<p>Noted.</p>

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from the noise consultant that the recommendations from the final noise study have been implemented prior to the release of securities held under the Subdivision/Site Plan Agreement.	
Block 5 (Noise Study units A1-A6): Warning Clause Type "A" and "D" apply.	Noted.
Block 5 (Noise Study units B1 to B8): Halton Region's standard Warning Clauses for this scenario must be included (ground floor access on back-yard/non-OLA side with potential garage-top decks), is as follow:	Noted.
Purchasers are advised that units with ground floor direct unobstructed access to the Regional road system and/or the Active Transportation Network, and with no noise mitigation (noise barriers) will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Noise Abatement Guidelines in the future.	Noted.
Purchasers are advised that the construction of elevated decks within their yards, above garages, etc., may compromise the effectiveness of the noise mitigation measures and controls which have been established within the subdivision for their lots.	Noted.
Warning Clause Type "A" and "D" apply.	Noted.
Lot 4 (Noise Study unit C3) Halton Region's standard Warning Clause for this scenario must be include, and is as follows:	Noted.
Purchasers are advised that units with ground floor direct unobstructed access to the Regional road system and/or the Active Transportation Network, and with no noise mitigation (noise barriers) will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Noise Abatement Guidelines in the future.	Noted.

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Warning Clause Type "A" and "D" apply.	Noted.
Lot 2 (Noise Study unit E2): Warning Clause Type "A" and "D" apply.	Noted.
Lot 1 (Noise Study unit F2): Warning Clause Type "A" and "D" apply.	Noted.
Noise Barrier Ownership - Lots 3 (Noise Study units D3): Warning Clause Type "B" and "D" apply.	Noted.
Noise barrier(s) located on an Easement on lands not owned by Halton adjacent to the Regional Right-of-Way:	Noted.
CONDITION: The following condition is required to be included in all offers of purchase and sale for Lot 3 (Noise Study units of D3):	Noted.
A noise mitigation barrier(s) will be required to mitigate the noise generated from adjacent roadways. Required noise barrier(s) shall be constructed by the owner at their cost and maintenance of the noise barrier(s) will be the responsibility of the owner until such time as the subdivision has been assumed by the local municipality. Once assumed, the ownership and future maintenance will become the responsibility of The Regional Municipality of Halton.	Noted.
WARNING CLAUSE: The following warning clause is required to be included in all offers of purchase and sale for Lot 3:	Noted.
A noise mitigation barrier(s) will be required on Lot 3 (Noise Study unit D3) to mitigate the noise generated from the adjacent road network. Halton Region will require, from time to time, access to this lot/ block in order to maintain this noise barrier(s). An easement has been placed on this lot/ block to permit this access.	Noted.

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Noise Barrier Locations:

The drawings for the noise barriers must show the following:

- accurate property line;
- noise barrier 0.3m from property line (on private property);
- armour stone (on private property);
- easement in favour of Halton Region 2m in width covering noise barrier area.

Noted.
Traffic Letter:

A Traffic Reliance Letter was completed by NextTrans Consulting dated October 2017. The letter outlines that there is a reduction in units from the previous circulation from 22 units to 20 units, therefore, there are no Transportation Planning comments on the Reliance Letter.

Noted.
Property Lines:

A land dedication of 3.27m at the east limit, tapering to 2.57m at the west limit (to match the properties to the east (residential home) and west (SWM pond property line)), is acceptable to proceed with for the land dedication along Upper Middle Road. The Land Dedication should be completed and included as part of the Servicing Agreement.

All lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his designate.

Revised on Draft Plan of Subdivision composed by Weston Consulting. See submission materials.
Existing Retaining Wall and Sidewalk Works within Regional Right-of-Way:

Halton Region has identified Upper Middle Road in our Capital Implementation Plan (2018 - 2031) for future road widening in 2030, therefore, the removal of the existing retaining wall from within the current and

Noted.

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future right-of-way is required. Also, as part of these works, extension of the sidewalk in a straight line to match to the east and west of the development parcel is required for completion.

Overall Works Within Regional Right-of-Way:

The following works, road improvements and restoration is required within the Regional right-of- way:

- existing eastbound left-turn lane removed and existing centre median extended;
- extension of the sidewalk in a straight line to match to the east and west of the development parcel (as stated above);
- removal of the existing retaining wall from within the current and future right-of-way (as stated above);
- tree plantings within the new boulevard to match existing plantings to the east and west;
- restoration works and re-grading along Regional right-of-way. A Servicing Agreement will be required for these works, and all works must be shown on the development drawings as part of the Zoning approvals.

Noted.
Design Plans - All:

All design plans used in the Noise Study, Architectural drawings, etc., must be co-ordinated and aligned with regards to the accurate property lines, noise barrier locations, armour stone wall, easement, etc.

Noted.
Servicing Agreement:

The owner must enter into a Servicing Agreement (through the Development Project Manager) for the completion of required Works for all development associated road improvements (left-turn lane removal, centre median boulevard extension, sidewalk & boulevard realignment/restoration along the north side of Upper Middle Road, restoration works, land dedication and re-grading, pavement markings, etc.). The owner is responsible for all costs associated with the improvements detailed as part of the works and must submit for approval detail design drawings and cost estimates.

Noted.

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Stormwater Management for the Development Site:

Regarding stormwater management for the development site, the Development Project Manager is responsible for the review and approval of the SWM report.

Noted.