S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS

May 22, 2024
File: 20036

Halton Region
Public Works
1151 Bronte Rd.
Oakville, Ontario
L6M 3L1

Attention: Adam Huycke
Senior Planner
Development Servicies

RE: Preconsultation Update Comments 291 North Service Road – May 26, 2023

Thank you for your comments in connection with the above noted project. We have had the opportunity to review your comments and offer the following response:

Region of Halton Comments

Municipal Servicing:

1. Section 89 of the Regional Official Plan require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.
   Response: Noted.

2. There is a Halton Region local watermain within the North Service Road adjacent to the proposed development.
   a. There is a Halton Region local wastewater main (sanitary sewer) within the property, and within the North Service Road adjacent to the proposed development.
      Response: Noted.
   b. Currently, part of the proposed development is within an area of the City of Burlington (Halton Region) that is eligible for urban services, part of the proposed development is not eligible for urban services.
      Response: Noted.
   c. The Region has a major watermain upgrade program forecast for the future in this area, somewhere in the vicinity of the frontage of the property. Please be advised that this is only a forecast at this time. It is unknown at this time how the future watermain construction project will impact the property, or whether private land will be required for its construction. Please note that the Functional Servicing Report (S. Llewellyn & Associates Limited, September 2021) does not happen to mention this major watermain upgrade in the future. The FSR report would benefit by including

this information, and that it is unknown at this time how the future watermain construction project may impact the property. The Engineers can include some of their assumptions about impact and possible location.

Response: Noted. See revised FSR for mention of the Regional future watermain upgrade program.

3. The developer should undertake to locate the size and location of all watermains, water services, water meters, wastewater mains (sanitary sewers), wastewater (sanitary) services, stormwater mains, property line sanitary sewer inspection manholes and stormwater services that exist within the road right-of-ways, to the property and within the property and place them on an Existing Site Servicing Plan drawing within their reports. Public and private utility companies can be utilized for this purpose. It is acknowledged that this has been undertaken for the Functional Servicing Report (S. Llewellyn & Associates Limited dated September 2021).

   Response: At construction stage, contractor to obtain locates of the site and daylighting at crossings to ensure no servicing and utility conflicts. It is not proposed to cross any existing services, so conflicts are not expected.

4. A Functional Servicing Report is required to be prepared by the developer's civil engineering consultant (watermains, water services, fire hydrants, sanitary sewer mains, sanitary sewer services, property line sanitary sewer inspection manholes, stormwater mains and stormwater services) to show options for how the property is proposed to be serviced according to City of Burlington and Halton Region standards. Local watermain and wastewater main (sanitary sewer) hydraulic analysis should be completed by the developer's consultant as well for the local sewers and the drainage area down to the nearest trunk sewer. The consultant should include details about other developments properties in the drainage area in their analysis of the local sewers (if any). The report should speak to the number/type of units proposed and the phasing of the development with respect to the impacts on the Region's water distribution system and wastewater collection system. Phasing, timing of the development, and required/available capacity shall be detailed in the report. The consultant will include details about potential external main upsizing or main extensions to accommodate the development, etc.. Also future forecast Regional capital works projects. The proposed development (FSR) will have to align with any Area Servicing Plan/Master Servicing Plan that is required for the area, City and Region. It is acknowledged that a Functional Servicing Report was undertaken by S. Llewellyn & Associates Limited dated September 2021.

   Response: See revised FSR for discussion regarding the negligible impact of the proposed development on existing wastewater system. Since the proposed wastewater discharge is less than 1L/s a sanitary capacity analysis will not be done for the subject site, a watermain hydraulic analysis is not required due to the negligible impact the proposed development will have on the existing watermain system due to the low domestic water demand (0.036L/s max. daily and max. hourly demand).

5. The FSR report should incorporate Fire Flow Rate Testing. The proponent should undertake fireflow rate testing of representative Regional fire hydrants in the area, with the proponent's fireflow contractor and Region forces present. Include within the Report a copy of the fireflow rate testing results, and the Fire Underwriters Survey (FUS) requirements for the development. This information will help to assist in informing the watermain design and watermain hydraulic modelling analysis that is being undertaken by the proponent's consultants. It is acknowledged that a Functional Servicing Report was undertaken by S. Llewellyn & Associates Limited dated September 2021.

   Response: See FSR report for the results of the fire flow test dated July 26, 2021.

6. Further to the formal hydraulic analysis requirement, the developer's consultant can utilize the Region's current water and wastewater models (if required). The developer's civil consulting engineering firm will be required to enter into a Data License Agreement prior to obtaining any digital information from the Region. Please note that the Functional Servicing Report (S. Llewellyn & Associates Limited, September 2021) does not happen to include water/wastewater modelling of the Region's existing systems, just the development's water/wastewater demand.

   Response: See response to Regional comment #4, since the flows contributed by the proposed development are negligible, water and wastewater modeling would not be required.

7. The FSR should include information related to all the other Utilities infrastructure in the area and potential conflicts.

   Response: At construction stage, contractor to obtain locates of the site and daylighting at crossings to ensure no servicing and utility conflicts.

8. The FSR should show the existing site services and note how they are proposed to be decommissioned to make way for the development.

   Response: City and Regional drawings do not reveal any existing site services other than the existing leachate sanitary monitoring sewer. At site plan application stage, contractor to obtain locates of the site to verify the absence of site services.

9. The FSR should undertake to address the proposed pipe protection requirements of the proposed development servicing (and municipal systems), that may happen to be in close proximity to contaminated materials, leachate, gases, deleterious substance migration through trenches, etc., associated with the landfill site. Please note that the Functional Servicing Report (S. Llewellyn & Associates Limited, September 2021) does not speak to any Civil Engineering analysis of the groundwater reports or whether the Engineer recommends any special pipe protection/use of special materials for the various site servicing pipes

Response: It is proposed for all water services be constructed out of ductile iron with nitrate gaskets to protect against corrosion and leaching. See revised engineering drawing set and FSR.

10. Please note that this development may require additional municipal watermain isolation, and possibly a full-size water chamber (including three/four valves) for the proposed development's water service connection, to the Region's water distribution system. The developer's civil engineering consultant must undertake a design exercise within the FSR in order to demonstrate that a full size water chamber, if required, can fit within the road/boulevards, while giving adequate separation distances from the other utilities in the area. The Engineer shall prepare a number of detail drawings, for discussion with the Region early in the process. Please note that the Functional Servicing Report (S. Llewellyn & Associates Limited, September 2021) only proposes a tapping sleeve and valve connection to the existing watermain system within the North Service Road. The actual connection method will be determined at a later date.

    Response: See revised engineering drawings for watermain connection as per Region of Halton Standards.

11. The developer should be aware of the Region's Multi-Unit Servicing Policy with respect to the number and location of water meters.

    Response: Noted.

12. Regional policies state that water and sanitary services cannot cross lot lines, the owner will ensure this throughout the process.

    Response: Noted.

13. Any major w/ww servicing works required for this project would fall under the Regional Servicing Agreement process, including securities, Agreement registration, developer's liability insurance and the payment of Agreement fees.

    Response: Noted.

14. Servicing of a standard nature is required to go through the Regional Services Permit process. Please note that the Functional Servicing Report (S. Llewellyn & Associates Limited, September 2021) would benefit by stating that the Regional Servicing Agreement process will be required as well, for at minimum, the extension of the wastewater main (sanitary sewer) within the North Service Road.

    Response: See revised FSR for mention of the proposed wastewater main within the North Service Road. This development will go through the Regional Servicing Agreement process.

15. The size and scope of, utility trench and road cut, road restoration shall be to the satisfaction of the City of Burlington for local roads.

    Response: See revised engineering drawing set for proposed road cuts, utility trench, and road restoration as per City of Burlington Standards.

16. Watermain and wastewater main (sanitary) servicing capacity is not guaranteed at the LOPA and ReZoning stage. Servicing of development in the Burlington area of Halton Region is currently on a first-come-first-serve basis. The owner can pre-consult about servicing capacity with the Region at any time in the future going forward. This current development proposal capacity will be reviewed closely and commented upon at the time of Planning application receipt. Should a servicing capacity issue be identified at that time then it will have to be dealt with, working through it with the Region. Servicing capacity is deemed to be in hand at the issuance of a Regional Servicing Agreement, Special Financial Agreement, and Regional Services Permit, which is reviewed and obtained toward the end of the City's Site Plan approval process, or Regional Servicing Agreement.
    Response: Noted.

17. Halton Region has initiated a Water and Wastewater Master Servicing Plan review exercise for the Region, together with, and in time, Background Studies and formal Programs. Please see the Planning comments for more context.
    Response: Noted.

18. Any water services and sanitary services that currently exist to the property that will not be utilized for any reason will be required to be disconnected right at the respective main by the developer.
    Response: Noted.

19. The developer's site servicing consultant can preconsult with the Region at any time regarding their proposed draft site servicing water design, wastewater design and identified utility conflicts (including storm).
    Response: Noted.

Yours truly,

S. LLEWELLYN & ASSOCIATES LIMITED

Blair Henderson, C.Tech.