



VIA EMAIL

October 19, 2021

Town of Halton Hills  
Planning, Development & Sustainability Department  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2

**Attention: Greg Macdonald, Senior Planner –Development Review**

**Re: 2<sup>nd</sup> Submission  
Town File No. D09OPA20.002, D14ZBA20.009 & D12SUB20.001  
CVC File No. T 20/001 & OPA 20/002 & OZ 20/009  
102 Confederation Street (Glen Williams)  
Part of Lots 21, Concession 9  
Town of Halton Hills**

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Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

Credit Valley Conservation (CVC) has reviewed the following plans and reports for the above noted application:

- Response Matrices dated May 19, 2021
- Revised Draft Plan of Subdivision prepared by Wellings Planning Consultants last revision dated April 27, 2021
- Reference Plan 20R-13909 prepared by Dan C. Dolliver Ontario Land Surveyor
- Revised Environmental Implementation Report (EIR) – 2<sup>nd</sup> Submission prepared by Jennifer Lawrence and Associates Inc., Urbantech Consulting, Geoprocess Research Associates & DS Consulting dated May 2021 (3 Volumes) dated May 2021
- Modelling (PCSSWMM) Files

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**SITE CHARACTERISTICS:**

The subject site contains wetlands and is traversed by a tributary to the Credit River, and its associated floodplain and valley slope. In addition, the subject site is located within the Credit River Natural Heritage System and Halton Region’s Natural Heritage System.

It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

**ONTARIO REGULATION 160/06:**

This property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).

**PROPOSED DEVELOPMENT:**

CVC staff understands the purpose and effect of the applications are to allow for the development of a Plan of Subdivision which consists of 34 lots for single detached dwellings.

**COMMENTS:**

CVC staff have had an opportunity to review the current submission and provide the following comments. Please provide a response matrix along with the next submission to outline how each of the below comments have been addressed.

1. Regarding the signed survey, as noted in the response matrix, in previous correspondence between CVC and the proponent it is acceptable for the draft plan to be updated to address the updated feature limits (i.e. dripline, wetlands, top of bank) instead of an updated topographic survey (previous survey undertaken in June 2010). The draft plan has been revised to generally reflect this updated information correctly. For the next submission, please provide the following minor updates.
  - a. Both the wetland and top of bank should also be noted that it was confirmed by CVC. The dripline should be noted as confirmed by the Region.
  - b. The draft plan is not currently signed by an Ontario Land Surveyor. Please ensure that the final copy is signed by the surveyor to confirm the staked limits in addition to the property line limits.

**Hydrogeology**

*Water Balance*

1. Note: The water balance assessment and analyses completed for the subject site concludes that there will likely be a post-development drop in infiltration of approximately 39% across the site, when compared to the pre-development condition (which is to be mitigated for). The water balance assessment appropriately

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reflects the pre- to post- alteration in pervious surfaces and the analyses is satisfactory.

#### *Mitigation*

2. Note: The post-development water balance with mitigation (table); the post-development water balance (feature based) with mitigation; and the conceptual mitigation plan/LID plan are satisfactory.

### **Engineering**

#### *General*

3. If available, please provide a signed copy of the previous old topographic survey prepared by Dolliver Surveying Inc. dated June 18, 2010 to confirm the existing grades/contour information for our files (the currently available one is unsigned).

#### *Stormwater Management (SWM)*

4. Section 4.2.3.3 of the Hydrogeological Investigation notes that the left swale will store runoff produced from up to a 150 mm event and the right swale a 100 mm event. Provide a sample calculation to demonstrate how these values were determined.

#### *Sanitary Trunk Sewer Works*

5. Through previous correspondence with the proponent last dated 19<sup>th</sup> regarding the scour assessment discussion, it has been accepted that there is the ability to lower the sanitary pipe such that it would achieve the CVC requirements, but that the proponent would also like to explore the opportunity to install it at the originally proposed elevation (same elevation as the Region's pipe) or somewhere in between. Should the proponent decide to install the pipe at a depth that is less than CVC's requirement, then methods for scour management will be explored and proposed.
6. Section 5.2 notes that tunneling methodology is to be confirmed at detailed design. Through review of the nearby subdivision application (Eden Oak – McMaster St. & Meagan Dr.), the Geotechnical Investigation Report, Proposed Sanitary Sewer, by Sirati & Partners, Mar 30, 2021 was reviewed. The report notes that soil and groundwater conditions at the current site limits the application of jack and bore; and existing gravel to sandy gravel layers, presence of large cobbles, pose a risk to successful installation with Horizontal Directional Drilling. The report therefore recommends the early engagement of a specialist trenchless contractor to select the best method of construction.

### **Ecology**

7. Page 30, 3.2.4 Bat Habitat Survey – this paragraph concludes that no additional surveys are required and that this was agreed to by review agencies and refers to email correspondence in Appendix A2.
  - a. It should be noted that the email correspondence relates to Significant Wildlife Habitat (SWH) criteria and not Species At Risk (SAR) criteria; it is

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possible that both may be triggered here. Please include any correspondence with the Ministry of Environment, Conservation and Parks (MECP) within Appendix A2 that addresses any SAR – Bat concerns and/or the EIS should ensure that both triggers are discussed and accounted for (i.e., SWH and SAR).

8. Page 72, 5.2 Buffer Management – the proposed planting approach of two planting bands of trees and shrubs, each approximately 15 m wide, appears appropriate for the area. However, the planting densities for trees are proposed at 5m centres, and that would cover “up to 60% of the area”; this density is much less than typical. Considering anticipated die-off of planted material, typical planting density is usually planned at 1200 trees/ha (i.e., 2-4m on centre) to achieve a treed community. Please revise.
9. When calculating the plant-able area, designing the overall planting plan, and ensuring that the proposed trail locations can be appropriately accommodated within the buffers, please ensure that any municipal maintenance areas are accounted for such as widths of mown strips adjacent to rear yard fencing, etc.

**CONCLUSION:**

We trust that these comments are sufficient. Please circulate CVC on any future correspondence for this file. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 380) should you have any future questions or concerns.

Sincerely,



Annie Li  
Planner, Planning & Development Services

Cc Shelley Partridge – Halton Region  
Steve Burt – Halton Hills  
Glen Williams Estates Inc. c/o Michael & Frank Doracin  
Wellings Planning Consultants Inc. c/o Glenn Wellings

Attach. Appendix – Updated Detailed Design Comments

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## Appendix – Detailed Design Comments

Further to the previous Appendix provided for detailed design during the review of the 1<sup>st</sup> submission, please see below the updated comments provided in advance to provide guidance for detailed design. Please note that there will be additional comments during the detailed design review upon draft plan approval.

1. Landscape/Restoration Planting Plan is required for review for the lower slope.
2. Condition of permit: The recommendations for regrading operations from Section 5.3 of the Geotechnical Investigation, by DS Consultants are to be followed.
3. Infiltration testing at the proposed LID locations is required at this stage, and is to be included in the design calculations.
4. Detailed design calculations for sizing and drawdown of the LIDs is required at this stage.
5. Operations and Maintenance Manual for the infiltration trench will be reviewed at this stage.
6. The tunneling methodology for the sanitary sewer crossing of the Credit River is to be confirmed at this stage.
7. Any protections and/or precautions that have been identified in the EIR as it relates to Natural Heritage Features should also apply to the pipe installation.
8. An ESC Plan in accordance with the Erosion and Sediment Control Guide for Urban Construction, STEP, 2019, is required for review for the subdivision and sanitary trunk sewer works ([https://cvc.ca/wp-content/uploads/2020/03/rpt\\_ESCGuideforUrbanConstruction\\_f\\_2019.pdf](https://cvc.ca/wp-content/uploads/2020/03/rpt_ESCGuideforUrbanConstruction_f_2019.pdf)). A phased ESC Plan for the subdivision will be required to ensure adequate control for the entire period of work.
9. If applicable, provide a comprehensive Contingency Plan associated with the proposed sanitary tunneling works. Please note that the plan should not solely rely on the contractor but require actions from onsite environmental inspector, project supervisor, and the proponent. The Contingency Plan should consider the following measures:
  - a. The drilling procedure must be closely monitored throughout the drilling process by the qualified environmental monitor or proponent agency inspector. All drilling fluid is to be contained during the entire drilling process.
  - b. Drilling fluid must only contain industry approved lubricants and additives which are chemically inert, non-toxic and biodegradable.
  - c. Drilling fluid pressures are to be monitored by the contractor throughout the drilling process and processes should be stopped, and evidence of leakages searched for, when there are noticeable pressure changes.
  - d. In case of frac-out, measures must be taken to contain the drilling fluid and prevent its further migration to the waterbody and natural features.

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- e. In case of frac-out, drilling operation must be halted and necessary actions are taken to isolate the drilling fluid and sediments. Once site is secure and risk of drilling fluids entering the natural features has been addressed, the on-site inspector/contractor can determine if it is safe to continue work on the same alignment. In most cases, drill shall be pulled back and restarted with a new depth or altered drilling path.
  - f. If subsequent drill attempts result in further frac-outs, than drilling must cease and cause of failure must be evaluated. A letter outlining the causes and recommendations to avoid further frac-outs should be prepared and sealed by a geotechnical engineer and submitted to CVC for review and approval. CVC staff must be contacted to discuss an alternate method and location of drilling.
10. A detailed dewatering plan may be required and is to include (but not limited to) the following details:
- a. The dewatering plan is to show the outlet location(s) and treatment measures within the plan.
  - b. Please note that given the nature of dewatering activities (dewatering groundwater mixed with silts and clays) and the sensitivity of the receiving water feature, a settling tank may be required as opposed to the use of a sediment bag.
11. The ESC Plan should include notes and measures to protect LID areas from construction activities.
12. Due to the proposed swale slopes, check dams at regular intervals are required to promote infiltration.
13. Please ensure that Restoration and Buffer Planting Plans as recommended, per Mitigation Measures presented in Section 7.3 of the EIR are submitted for review.