

40-60 Emma St, Grand Valley Re-submission Comments August 2024

August 2024

| No. | Department | Comment | Response | | | | | | | | | | | | | | | | |
|--|---|---|---|---------------------------|-------------------------|-------------|----------------------------------|------------|------------------------------------|----|-------------------------|---|---------------------------|----|--|-----|----------------------------|-----------------|--|
| 1 | Sourcewater Protection | It is understood that the proposal under review is for a 4-storey 18-unit multiple residential building and that the Site will be fully connected to municipal sewer and water services. | | | | | | | | | | | | | | | | | |
| 2 | Sourcewater Protection | Source Protection Water Quantity Information indicates that the Site is in a Significant Groundwater Recharge Area (SGRA). A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water. However, it is noted that the information also indicates that the Site is located in an area currently assessed as not experiencing water quantity stress (i.e. is not located in a WHPA Q1 or WHPA Q2). | | | | | | | | | | | | | | | | | |
| 3 | Sourcewater Protection | All three existing lots fall within an area designated as a Highly Vulnerable Aquifer (HVA). This is a measure of the underlying aquifer's vulnerability to adverse impacts on water quality based on factors such as depth of the aquifer, what sort of soil or rock is covering it, and the characteristics of the soil or rock surrounding it. | | | | | | | | | | | | | | | | | |
| 4 | Sourcewater Protection | <p>Table 1: Source Protection Water Quality Information Summary</p> <table border="1"> <tr> <td>Assessment Parcel Address:</td> <td>40, 50 and 60 Emma Street</td> </tr> <tr> <td>Source Protection Area:</td> <td>Grand River</td> </tr> <tr> <td>Wellhead Protection Area (WHPA):</td> <td>C; score 8</td> </tr> <tr> <td>Wellhead Protection Area F (GUDI):</td> <td>No</td> </tr> <tr> <td>Intake Protection Zone:</td> <td>3; score throughout the site ranges from 1 to 4</td> </tr> <tr> <td>Issue Contributing Areas:</td> <td>No</td> </tr> <tr> <td>Significant Groundwater Recharge Area:</td> <td>Yes</td> </tr> <tr> <td>Highly Vulnerable Aquifer:</td> <td>Yes; score is 6</td> </tr> </table> | Assessment Parcel Address: | 40, 50 and 60 Emma Street | Source Protection Area: | Grand River | Wellhead Protection Area (WHPA): | C; score 8 | Wellhead Protection Area F (GUDI): | No | Intake Protection Zone: | 3; score throughout the site ranges from 1 to 4 | Issue Contributing Areas: | No | Significant Groundwater Recharge Area: | Yes | Highly Vulnerable Aquifer: | Yes; score is 6 | Noted; to be dealt with at Site Plan Stage |
| Assessment Parcel Address: | 40, 50 and 60 Emma Street | | | | | | | | | | | | | | | | | | |
| Source Protection Area: | Grand River | | | | | | | | | | | | | | | | | | |
| Wellhead Protection Area (WHPA): | C; score 8 | | | | | | | | | | | | | | | | | | |
| Wellhead Protection Area F (GUDI): | No | | | | | | | | | | | | | | | | | | |
| Intake Protection Zone: | 3; score throughout the site ranges from 1 to 4 | | | | | | | | | | | | | | | | | | |
| Issue Contributing Areas: | No | | | | | | | | | | | | | | | | | | |
| Significant Groundwater Recharge Area: | Yes | | | | | | | | | | | | | | | | | | |
| Highly Vulnerable Aquifer: | Yes; score is 6 | | | | | | | | | | | | | | | | | | |
| 5 | Sourcewater Protection | It should be noted that while the Site is in an area designated as both a Significant Groundwater Recharge Area (SGRA) and a Highly Vulnerable Aquifer (HVA) there are no existing significant threats to drinking water on the Site. | | | | | | | | | | | | | | | | | |
| 6 | Sourcewater Protection | In addition, based on the Vulnerability Score and the assumption that the activities and circumstances would be the same for all three existing lots, the applicable policies related to water quality are the same for all three lots. | | | | | | | | | | | | | | | | | |
| 7 | Sourcewater Protection | Based on the proposed land use, activities and circumstances that are likely to exist in the future on the Site, the only potential Significant Drinking Water Threat would be the storage and handling of DNAPLs. Therefore, the only applicable policy in the SPP is DC-GV-CW-8.3 which states the following: <i>"To ensure any existing or new handling or storage of a dense non-aqueous phase liquid ceases to be or never becomes a significant drinking water threat, where such an activity is, or would be, a significant drinking water threat, the Town shall develop and implement an education and outreach program to encourage the use of alternative products, where available, and the proper handling/storage and disposal procedures for these products."</i> | | | | | | | | | | | | | | | | | |
| 8 | Sourcewater Protection | It is therefore recommended that the Town of Grand Valley incorporate existing Education and Outreach materials as part of the approval package. | | | | | | | | | | | | | | | | | |
| 9 | Sourcewater Protection | In addition, it is recommended that in the review process, the Town of Grand Valley should consider the fact that the Site is located within a SGRA and HVA and therefore request that Low Impact Development (LID) practices be implemented with the aim to protect both water quantity and water quality. | | | | | | | | | | | | | | | | | |
| 10 | Engineering | We have no objections to the application, subject to receiving the same from GRCA and HydroOne given the site's location. | Noted | | | | | | | | | | | | | | | | |
| 11 | Engineering | We do note that the Town now has an adequate water supply to support this development as the Town's new well has recently been commissioned. Subsequent to the previous letter that was written, the Town is currently overcommitted in wastewater allocation due to significant increases in flow observed in 2023 which cause has yet to be determined, however is being investigated. | Noted | | | | | | | | | | | | | | | | |
| 12 | Engineering | We believe the Town will be able to support this development so long as flows return to expected historical levels. | Noted | | | | | | | | | | | | | | | | |
| 13 | Engineering | Additional comments provided under separate cover to be addressed through the site plan approval process. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 21 | Engineering | Refer to red-marking drawings. We acknowledge comments that Owner will coordinate with Hydro One to accommodate the proposed works. Discussions with the adjacent property owner will also be needed. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 22 | Engineering | There is a limited area for snow storage on the site. It is likely parking capacity will be reduced during the winter and snow removal off site is expected from time to time. This will have to be outlined in a future site plan agreement and area identified. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 23 | Engineering | The revised development concept to a condominium corporation is noted. Inspection, maintenance and documentation of the storm drainage and treatment systems on the property will be the responsibility of the corporation through the site plan agreement. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 15 | UGDSB | To support students walking to school, the Board encourages the construction of a sidewalk across the front of the development site to provide a safe walking connection to the existing sidewalk on Emma St., north of Mill St. W. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 16 | UGDSB | Additionally, please be advised that the Planning Department does not object to the application, subject to the following condition: - That Education Development Charges shall be collected prior to the issuance of a building permit(s). | Noted | | | | | | | | | | | | | | | | |
| 18 | DPCDSB | That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 19 | DPCDSB | "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 20 | DPCDSB | "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board." | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 24 | Bell | No comments | Noted | | | | | | | | | | | | | | | | |
| 25 | MTO | The proposed work within the Town Grand Valley is not located adjacent to a provincial highway or within MTO's Permit Control Area, and as such, does not require MTO review, approval or permits. | Noted | | | | | | | | | | | | | | | | |
| 26 | Enbridge | Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development. | Noted | | | | | | | | | | | | | | | | |
| 27 | Dufferin County Planning | The Township shall ensure that the conclusions and recommendations outlined in the Environmental Noise Report are implemented at either the SPA stage and/or prior to final occupancy. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 28 | Dufferin County Building Services | Label fire access route(s), fire hydrant, and fire department connection on site plan | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 29 | Dufferin County Building Services | Label R12 turning radius for fire route(s). | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 30 | Dufferin County Building Services | Provide floor plans which have a minimum of 15% of all residential suites which have a Barrier Free Path of Travel as per Sentence 3.8.2.1.(5) and (6). | Noted; to be dealt with at Site Plan Stage and Building Permit Stage | | | | | | | | | | | | | | | | |
| 31 | Dufferin County Engineering | The County Engineering division has no comments, and we defer the engineering review to the Town of Grand Valley. | Noted | | | | | | | | | | | | | | | | |
| 33 | Canada Post | The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided. | Noted; Not applicable to our development | | | | | | | | | | | | | | | | |
| 34 | Canada Post | The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 35 | Canada Post | As per our revised National Delivery Policy, street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door. For example: - extra mail compartments can be provided to accommodate these units in the main mailbox panel - if these units are not part of the condo then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location. | Noted; to be dealt with at Site Plan Stage | | | | | | | | | | | | | | | | |
| 36 | Canada Post | As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development. | Noted | | | | | | | | | | | | | | | | |
| 37 | Canada Post | The Developer's agent should contact a Delivery Supervisor – Oakville Post office – 2420 Speers Rd Phone number 905-338-1199 x 2002, 2003 for mailroom/lock box inspection and mail delivery startup. | Noted | | | | | | | | | | | | | | | | |
| 38 | Fire Prevention | As discussed, my only concerns are the height of the building and future buildings. GVDFD not having a ladder truck to properly mitigate a rescue in a fire situation on the upper floors. | Noted | | | | | | | | | | | | | | | | |
| 39 | Fire Prevention | Also gaining access to the roof in a fire situation, and not having an elevated master stream in the case of fire. | Noted | | | | | | | | | | | | | | | | |
| 40 | GRCA | No comment received | No comment received. Site plan application to be circulated to agency | | | | | | | | | | | | | | | | |
| 41 | Hydro One | No comment received | No comment received. Site plan application to be circulated to agency | | | | | | | | | | | | | | | | |