

APPENDIX E: Peel Region comments – May 2, 2022 - SP.1601.028/01



Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

May 2, 2022

Leigh Musson
Planning Services Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

**RE: Site Plan Application
560 Winston Churchill Bouvard
Town of Oakville
Town File: 1601.028/01
Region File: SP-1601.028/01**

Dear L. Musson,

Region of Peel staff have reviewed the above-noted site plan application (S.3 - Circulation) and offer the following comments below.

Development Servicing and Engineering

Stormwater Management Report & Grading Drawings

- The Region has reviewed the Stormwater Management Report dated November 25, 2021 and grading drawings. The documents are to be updated to address redlined comments provided directly to the engineering consultant, including:
 - Add a comparison table for 2-100y pre to post development peak flows.
 - Are Peel IDF curves used for peak flow calculations. Advise in report and confirm if the intensity used to estimate peak flows are equal to or greater than specified in Peels criteria. See section 6.2 of Region of Peels storm water management criteria.
 - Orifice control is mentioned in the report. Please revise to Orifice pipe.
 - Specify the TSS reduction.

Servicing Drawings

- Servicing drawings to be updated to specify the ownership of the public water and sanitary mains (ie. Region of Halton? Region of Peel?)

Once revised Drawings and SWMR are received, additional comments may follow from a detailed review from the Region of Peel IP&S team.

First Submission Fee

- The first submission fee of \$410 is outstanding. Payment can be made by EFT or Visa by contacting siteplanservicing@peelregion.ca. Please reference file no. C602496.

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Traffic Engineering

Site Plan

- Most of the Region's previous comments remain unchanged;
- All comments provided should be reflected on the site plan, including:
 - Centreline of roadway with property dedication shown correctly;
 - 0.3 metre reserve behind property line, lifted over the approved accesses;
 - Auxiliary turn lanes for all accesses on Winston Churchill Blvd with dimensions to be incorporated in the Site Plan after all details are reviewed through the Engineering Submission;
 - In addition, the turn lane (taper) should be distributed equally along the centreline of Winston Churchill, and not only from one side of the road. If you can also please depict the centreline more clearly that would be helpful.
- Please note this section of WCB does not have sidewalks at this time, the Town should be consulted in regards to future plans - this is in reflection of the sidewalk connection shown on the site plan.
- Please provide any and all consultations between the applicant and the Town in regards to sidewalk future plans.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 19 (Winston Churchill Boulevard) which has a right of way of 41.5 metres, 20.75 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 19 (Winston Churchill Boulevard) behind the property line except at any approved access point;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary easements, title documents, and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Access/Study Requirements

- The Region is in receipt of a TIS; and will provide comments under a separate cover;
- The Region is in support of the central full moves access and the southerly right-in/right-out access; finer details will be dealt with through the Engineering Submission;
- The Region requests that a functional design be included as part of the Engineering Submission which addresses auxiliary turn lane requirements and geometrics for any and all accesses proposed off a Regional Road, including all dimensions. This is to be part of the Engineering Submission.

Truck Turning Analysis

- Truck turning templates should be provided for all accesses and incorporate all turning movements of the largest vehicle to utilize the site.

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Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 19 (Winston Churchill Boulevard);
- Securities shall be submitted in the form of either a letter of credit or certified cheque, for signal securities and maintenance fees for the central full moves access.
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - a. Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - b. Completed [Notice to Commence Work](#) ;
 - c. Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 - d. Please note that any proposed construction within the Region of Peel's right of way is pending PUC approval (minimum six week process). Please note that PUC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

Waste Management

- The applicant is not eligible for Region of Peel Waste Collection.



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The Region of Peel has no objections to this site plan application subject to the conditions attached as 'Schedule A'. If you have any questions or concerns, please contact the undersigned at diana.guida@peelregion.ca

Thank you,

Diana Guida
Junior Planner
Planning & Development Services



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SCHEDULE A

The Region of Peel has no objection to the approval of the above noted application, subject to the following conditions being addressed to the Region's satisfaction:

1. The Owner shall address all requirements of the Region of Peel's Site Servicing department including submission of a satisfactory Stormwater Management Report, grading drawings, and servicing drawings which address staff comments, and pay all necessary fees.
2. The Owner shall agree that is the Region of Peel's mandate that no connections are made to the Region's stormwater infrastructure, no additional flow added to the Region's storm infrastructure, and no additional overland flow shall be directed to the right of way of Regional Road 19 (Winston Churchill Boulevard). The Grading Plan must demonstrate that high point is being maintained at the property line to ensure that there will be no spills and no sheet flow run-off from the private side to the Regional right of way.
3. The Owner shall address all requirements of the Region of Peel's Traffic Development department, including submission of a satisfactory Traffic Impact Study (TIS), satisfactory access requirements, property dedication requirements, and engineering requirements. All submitted documents must address staff comments, and all necessary fees shall be paid.
4. The Owner shall provide a gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 19 (Winston Churchill Boulevard) which has a right of way of 41.5 metres, equivalent to 20.75 metres from the centreline of the road allowance. The Region also requires the gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Winston Churchill Boulevard and the future Orr Road, on either side of the access and a 0.3 metre reserve along the frontage of Winston Churchill Boulevard behind the property line and daylight triangles except at any approved access points. The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. The applicant must provide the Region with any necessary easements, title documents, and draft reference plan(s) for review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.
5. The Owner shall agree that landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or right of way limits. Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.
6. The Owner shall submit a detailed traffic engineering submission of road and access works, designed, stamped, and signed by a Licensed Ontario Professional Engineer. The engineering submission must include the removals, new construction and grading, typical sections and pavement markings and signing drawings. A functional

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design is to be submitted as part of the engineering submission which addresses auxiliary turn lane requirements and geometrics for all accesses proposed off Winston Churchill Boulevard, including all dimensions. All works within Region of Peel's right of way must be designed in accordance with the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual".

7. The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way. Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Winston Churchill Boulevard. A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41). All costs associated with the design and construction of road and access works will be 100 percent paid by the Owner.
8. The Owner shall note that prior to commencement of works within the Region's right-of-way, the following is required to be submitted to the Region:
 - a. Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - b. Completed [Notice to Commence Work](#);
 - c. Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor.
9. The Owner shall note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process).
10. The Region of Peel requires confirmation from Halton Region that their requirements/conditions in relation to this application have been addressed and there are no concerns with the approval of the site plan.