

APPENDIX F: Peel Region comments – May 2, 2022 - SP.1601.029/01



Public Works

10 Peel Centre Dr.
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May 2, 2022

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

**RE: Site Plan Application
700 and 750 Winston Churchill Boulevard
(Formerly 772 Winston Churchill Boulevard)
Town of Oakville
Town File: 1601.029/01
Region File: SP-1601.029/01**

Dear L. Musson,

Region of Peel staff have reviewed the above-noted site plan application (S.2 - 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 December 15, 2021 and grading drawings. The documents are to be updated to address redlined comments provided directly to the engineering consultant, including:
 - Provide a revised Stormwater Management Brief demonstrating that the high point will be maintained at the property line and there will be no spills and no sheet flow run-off from the private side to the Region of Peel Road.
 - It is the Region's mandate that no connections are made to Regional Storm infrastructure; no additional flow added to Regional Storm infrastructure and no additional overland flow shall be directed to the Regional Right of Way.
 - Region of Peel storm sewers are generally designed to convey run-off from the Right-of Way of a Regional Road only. Where possible, flows from outside the Regional road allowance are to be directed to the local municipality's storm sewer system.
 - All flows to the Regional Road must be eliminated. Provide cross section details along Winston Churchill Blvd frontage for sections A:A / B:B / C:C / D:D / E:E/ F:F/ G:G illustrated on the drawing in red arrows to demonstrate that the high point will be maintained at the property line and there will be no overland flow from the site to the Regional Road.
 - Refer to the following link for the Region of Peel Stormwater Management Report Requirements: <https://www.peelregion.ca/public-works/design-standards/pdf/swm-fsr-final-july2009.pdf>

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- Show the ponding envelope and highwater 100-year level
- Show the update the Revision No. and date, and update the P.Eng. stamp date
- Show the Region of Peel Connection File No. C602647 in the title block
- Show the Site Plan Application No. assigned by the local municipality 1601.029/01 in the title block

Servicing Drawings

- Servicing drawings to be updated to address redlined comments provided directly to the engineering consultant, including:
 - Specify the ownership of the public water and sanitary mains (ie. Region of Halton, Region of Peel)
 - Show the Region of Peel Notes on the Servicing Plan (see attachment provided to consultant for notes)
 - Update the Revision No. and date, and update the P.Eng. stamp date
 - Show the Region of Peel Connection File No. C602647 in the title block
 - Show the Site Plan Application No. assigned by the local municipality 1601.029/01 in the title block

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 & SWMR Review Fee

- The first submission fee of \$410.00 and SWMR review fee of \$515.00 is outstanding. Payment can be made by EFT or Visa by contacting siteplanservicing@peelregion.ca. Please reference file no. C602647.

Traffic Engineering

Study Requirements

- The Region is in receipt of a Traffic Impact Study (TIS); full comments will be provided under a separate cover, quick comments on the TIS initial review below;
- Please note that the TIS did not show 805 Winston Churchill Boulevard as a future development, this is important as consultation with the development across the road for proper alignment of Orr Road and the full moves intersection is crucial. These numbers are also important to take into consideration for traffic volumes etc.

Access

- The Region is in support of the central right-in/right-out access; the access will need to be physically restricted by a centre median, finer details will be dealt with through next submissions and the Engineering Submission;
- Both access will need to be equipped with right turn lanes; the Region requests that a functional design be included as part of the next submission which addresses auxiliary turn lane requirements and geometrics for all accesses proposed off of Winston Churchill Boulevard, including all dimensions.
- The Region is in support of the southerly full moves access across from the future Orr Road, the Owner's consultant is to work with the developer across the road and the City to ensure the proper alignment of the access.
- Consultation with the developer across the street and the city in regards to the Orr Road extension is necessary.

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Site Plan

- Correct property dedications to be shown on site plan. Property requirements not shown correctly.
- Finer details, including turn lanes geometrics for both accesses will be dealt with through the engineering submission.
- Centre median should extend 45m on either side of the access, to be shown in detail through the engineering submission. Should be shown on the site plan also.
- Finer details will be dealt with through the Engineering Submission.

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 15 x 15 metre daylight triangle at the intersection of Winston Churchill Boulevard and the future Orr Road, on either side of the access;
- 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 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. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's 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

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);

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- 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

- This property is within the vicinity of St. Lawrence Cement landfill site. It is an inactive, private landfill located between Winston Churchill and Southdown Rd, at Lakeshore Blvd. The exact boundaries are unknown. No further information is available.
- Waste collection will be required through a private waste hauler.

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 the necessary 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.