

TACC Whitevale East (Parcel 24, Seaton) - Major Zoning By-law Amendment Pre-Submission & Draft Plan of Subdivision Pre-submission; Pre-consultation Meeting Comments

24-Apr-24

Department / Category	Document / Sub Category	Item No.	Comment No.	Comments	Response
Stephanie Dore, Senior Planner, TRCA, Development Planning and Permits	Planning Act Applications Requirements	1	1	The subject lands are adjacent to the TRCA Regulated Area of the Duffins Creek watershed. The adjacent features/hazards are the watercourse corridor to the east and south of the subject site, and the wetland to the southwest. In order to review any municipal Planning Act Applications, we would request to review the following:	
		2	1.1	Updated Functional Servicing and Stormwater Management Report including:	Updated FSSR has been prepared by SMD Consultants, dated December 2024.
		3	1.1a	a. Erosion Threshold Analysis	Refer to Memo by project fluvial geomorphologist.
		4	1.1b	b. Identifying any proposed infrastructure adjacent to SWMF 25 and provide supporting information demonstrating that there will be no impacts to SWMF 25	All infrastructure previously anticipated to be installed adjacent to SWMF 25 (i.e. sanitary forcemain) has been completed and constructed.
		5	1.1c	c. Visual Ottymo (VO) model	A digital copy of the VO model is included with this submission.
		6	1.1d	d. Outfall locations and any associated fluvial geomorphology information	The proposed SWM Pond outlet is shown on the drawings within the FSSR. Also, refer to Memo by project fluvial geomorphologist.
		7	1.1e	e. 5mm on-site retention	The 5mm retention from Rooftops is provided in an LID located next to the SWMF 25.
		8	1.2	Hydrogeological Report including any seasonal monitoring to inform the design of any LID's (ex. in-situ infiltration results)	Hydrogeological Report has been included in the submission package.
		9	1.3	Geotechnical Report	Geotechnical Report has been included in the submission package.
		10	1.4	Civil Drawing Set including grading and servicing plans	Civil drawings within the FSSR include: Functional Servicing & Grading Plans, Pre and Post Development Storm Drainage Plans, SWM Pond Plan View and Cross Section Plans.
		11	1.5	Erosion & Sediment Control & Construction Management Plans (can be received during the engineering design/detailed design review phase)	Noted. Although ESC Plans have been previously completed in support of site alteration purposes. Preparation of additional ESC Plans, as required, are deferred to the detailed design stage and are not included with this FSSR.
		12	1.6	Updated Environmental Impact Statement including (terms of reference to be coordinated between TRCA and City of Pickering staff prior to study completion): TRCA Wetland Risk Evaluation - https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf	Acknowledged
		13	1.7	Site and Context Plans	Siting Plan has been included in the submission package.
		14	1.8	Architectural Set	Architectural Set will be included in a future submission.
		15	1.9	Landscaping Plans and Details	Landscape plans have been deferred to a future submission
		16	2	TRCA Planning Review Fee, Draft Plan of Subdivision - 5ha to 10ha, Standard: \$34,175.00 As per the TRCA's November 2022 fee schedule, 70% of our Planning Review fee will be required to be received through our review of the Phase 2 Pre-Consultation process. The remainder of the 30% will then be required once the Planning Act Application(s) have been applied for. Kindly note that this fee is subject to change depending on the complexity of the application.	Acknowledged
		17	3	It is our understanding that these lands may also facilitate a "Secondary Trail Connector" and "Primary Recreational Trail" as identified within the Seaton Trails Master Plan. Kindly provide any information or locations associated with these trail connections as part of the review package.	TACCGATE is proposing to revise the Trailhead location and will provide any information to the TRCA once the location is confirmed.