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20-1023
March 15, 2022

Town of Grand Valley
5 Main Street North
Grand Valley, ON
L9W 5S6

Attn: Mark Kluge – Planner

**Re: Draft Plan of Subdivision – 152 Main Street North, Grand Valley
1st Response to Functional Servicing Report Peer Review Comments
In Support of Draft Plan Application 300052619.000**

Dear Sir,

The following prepared discussion points are provided in response to Burside Engineering's peer review comments addressed to you, dated November 12, 2021, for the above noted application.

Since receiving the comments in the fall of 2021 Tulloch and a team of development consultants for this project have conducted several meetings with the Town and their peer review consultant Burnside Engineering. The following response is prepared at considerable effort to resolve many of the issues identified by the peer review comments prior to completing a final design submission. As a result, we provide the following response points as to how the developer would like to proceed with approval of the Draft Plan.

Draft Plan Layout

1. Acknowledge
2. Acknowledge – The Draft Plan has been revised accordingly and will be provided separately by GHD Planning.
3. Tulloch has had several discussions with Burnside on this point and we provide the attached updated preliminary stormwater management plan that should meet the necessary requirements. The retention swale "SWM Pond" has been moved to the back of the site below the cemetery lands and a 5m wide maintenance access has been sighted withing the proposed SWM block along the west side of the Townhouses that will terminate along the west side of the SWM Pond at the rear of the property. Considering that the SWM Pond will be shallow having mowable slopes and will not be designed to collect sediment, Tulloch sees no need to have the access road circumference the entire top of the facility. We trust that the current configuration demonstrated on the updated preliminary Stormwater Management Plan will be satisfactory for approval of the draft



plan, with final design details to follow for approval by the Town and MECP as condition of draft plan approval.

4. TULLOCH understands that the developer has or is having an archaeological study completed, which will be provided as a condition of draft plan approval.

Functional Servicing Report

5. Acknowledged – the Town standard has been consulted.
 - a) Even though Tulloch understands OBC and MECP from upon storm sewer service connections, Tulloch will provide storm service connections with final design and have indicated lateral locations with front yard catchbasins located at the property line for each of the units on the attached preliminary SWM plan. The intention of final design will be to provide sump pumps in each unit with low pressure forceman discharge to individual yard catchbasins that will act as an air gap and point of surcharge should the storm sewer system backup. This will prevent surcharge of the storm sewer back into the foundation and basements. Details will be added with completion of final design.
 - b) Acknowledged – final design of sanitary sewer will account for this Town standard
 - c) Acknowledged – a rear yard swale has been removed in favor of providing a retaining wall acting as a berm along the north property boundary as demonstrated on the attached preliminary grading plan. In any event the length of the flow route along the base of the rear yard grading at the face of the retaining wall will be less than 75 metres, which agrees with the Town standard.
6. Tulloch proposes to slope the Townhouse driveways to the curb line, removing the front yard swale. In addition, Tulloch proposes to collect runoff from the driveways in a separate storm sewer running east-west along the curb line /street line to collect runoff from the front yards and direct it to the OGS manhole for quality control purposes. Subject to the Town's acceptance of preliminary design demonstrated on the attached grading plan, Tulloch will complete a final design for approval by the Town and MECP.
7. Acknowledged – the rear yard berm will be adjusted at final design to accommodate the tree line along the north property boundary against the cemetery lands.

Functional Servicing Report

8. Wastewater Servicing
Acknowledged – Final design will provide a new sanitary sewer connection with the existing Main Street sanitary trunk sewer and a standard allocation request needs to be completed with the Town to provide for connection to the same.



9. Water Servicing

Acknowledged – Final design will provide for appropriate watermain connections, and a standard allocation request needs to be completed with the Town to provide for the same.

10. Roadway

Tulloch suggests that the Town provide their preference as to how the development can proceed with Rainey Drive not being assumed at present. Would it be possible to defer paving of Rainey Drive and assumption works so that this development would not need to disturb the works with their proposed servicing construction?

11. Stormwater Management

- Considerable time and effort were spent between Tulloch and Burnside Engineering working out details of the background and previously established design parameters from the Cachet Subdivision SWM as they relate to the requirement for SWM on this development site. As such, Tulloch understands that it has now been agreed with Burnside that attenuation of stormwater runoff from the development site needs only needs to address the minor storm event (5yr&10yr) that is beyond the capacity of the receiving storm sewer on Rainey Drive. Otherwise, all major storm events can discharge overland to Rainey Drive as the major overland flow route for the development.
- Further to the previous point above, it has been agreed that the SWM Pond can have an emergency overflow spillway that discharges to the northwest, but that this can not be the major overland flow route from the development.
- Acknowledged – the SPL report was shared with the developer as public knowledge as were all the other related subdivision design reports that we consulted during preparation of the preliminary design review. If there was an issue with “Freedom of Information” they should not have been shared with the developer. If needed, Tulloch can request further authorization from the subdivision’s consultant to utilize these reports further.
- See answer from the first point above under this heading.
- Acknowledged – final design for quality control of runoff will address protection of receiving water for the “Enhanced” level of protection.
- Acknowledged – Tulloch will review and modify as needed the selection of runoff coefficients to be utilized with final design of the SWM works on the site.
- Tulloch will comply with the use of a 0.2% pre-existing level of imperviousness for this site, now that we have agreed that SWM control of runoff will only be required during the minor storm events. Final design will follow for approval by the Town and MECP post draft plan approval.



- As per the point above.
- Acknowledged – Tulloch will provide final SWM design calculations for final approval that take into account the comments received along with the related plan mark-ups but does not believe it is necessary to update the current preliminary calculations at this time. The net result of an updated preliminary design will be inconsequential and should not deter approval of the Draft Plan.
- Acknowledged – As indicated in the first point under this heading, Tulloch will provide a final design that conveys both minor and major runoff from the development site to Rainey Drive.
- Acknowledged – Tulloch will comply and utilize the Fergus Shand Dam IDF parameters provided by Environment Canada rather than those provided by MTO for the same location. This adjustment will be made with final design submission, but the net results will be minor and should not deter approval of the Draft Plan.
- As per the point above the Otthymo SWM model will be updated with final design to utilize Environment Canada IDF values.
- A preliminary design of the control structure has not been provided at this time but will be provided with the final SWM design now that the level of SWM attenuation has been agreed upon in principle. The preliminary stormwater management plan attached shows the revised location of the control structure as it has moved to the rear of the property with the SWM pond as indicated in point 3 under Draft Plan Layout above. Tulloch is certain that a satisfactory control structure design can be achieved to satisfy final design and that missing a preliminary review of the same should not deter acceptance of the Draft Plan.
- As per the first point under this heading, this point has now been resolved.

Special Draft Plan Conditions

- a) Through d) points are directed to the Town and planning to be resolved as conditions to the Draft Plan approval and Subdivision Agreement language. Tulloch will defer discussion on these point to the consultants planning consultant GHD for resolve as needed.



152 Main Street North, Grand Valley
1st Response to Functional Servicing
Report Peer Review Comments
In Support of Draft Plan Application
300052619.000
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Should you have any further questions, concerns, or requests feel free to contact the undersigned.

Sincerely,
TULLOCH Engineering Inc.

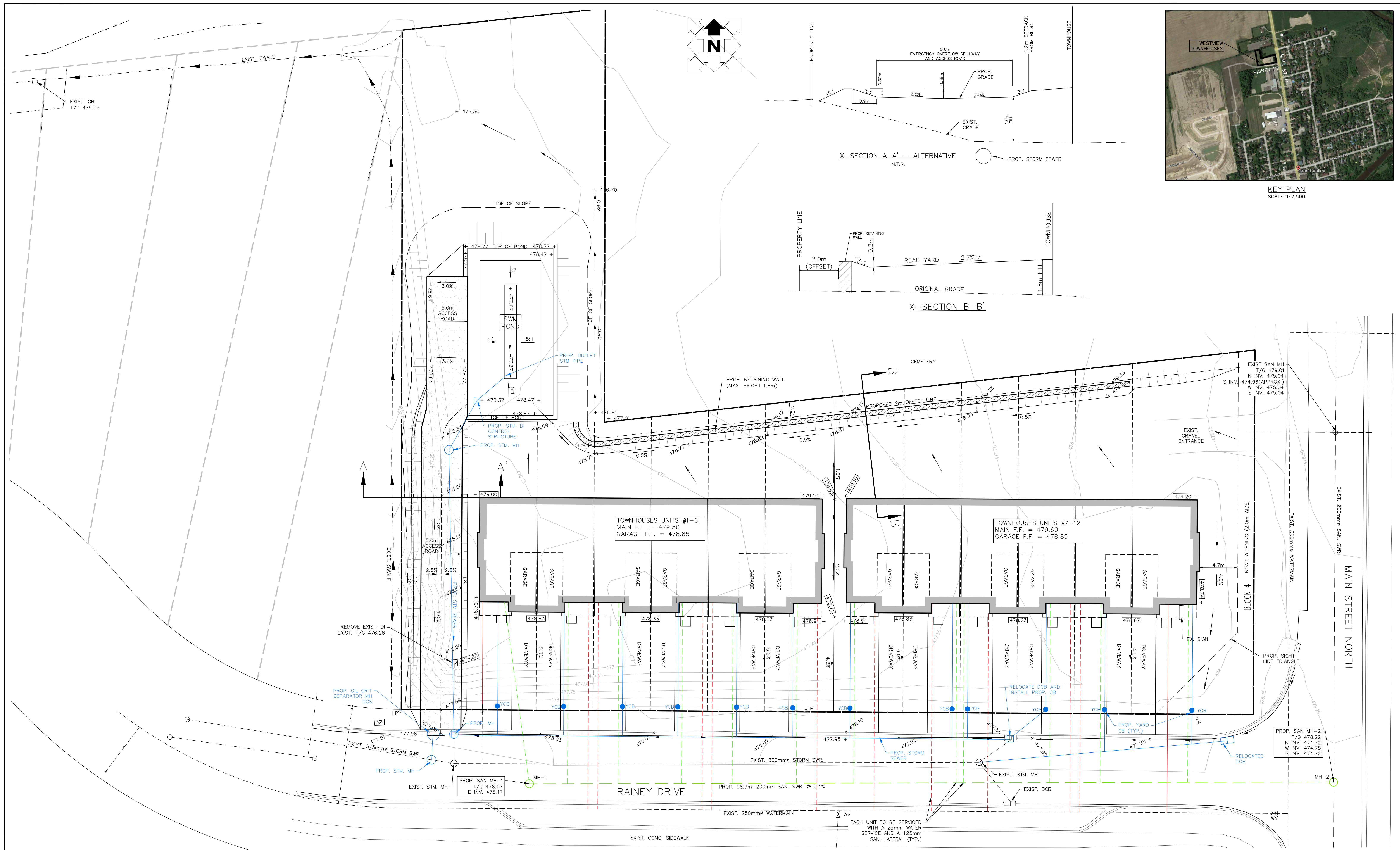
A handwritten signature in black ink, appearing to read 'Ted Maurer', written in a cursive style.

Ted Maurer, C.E.T
Project Manager
ted.maurer@TULLOCH.ca

Attached: revised Preliminary Stormwater Management / Grading /Servicing Plan – Drawing C1

cc. Westview Construction – Developer

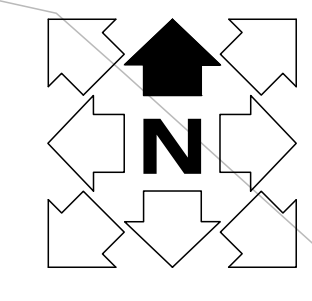
GHD Planning - Planner



KEY PLAN
SCALE 1:2,500

X-SECTION A-A' - ALTERNATIVE
N.T.S.

X-SECTION B-B'

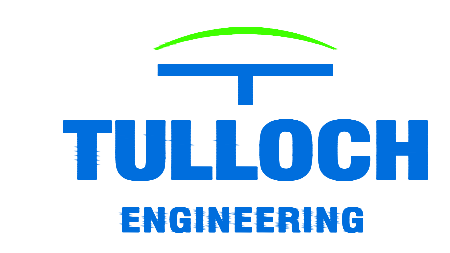


LEGEND

PROPERTY LINE	---	EXISTING CONTOURS	---
WATER MAIN	---	CURB STOP	+
SANITARY SEWER	---	HEAVY DUTY SILT FENCE	S-S-S
STORM SEWER	---	STRAW BALE CHECK DAM	CD
FIRE HYDRANT	FH		
PROPOSED ELEVATION	+ 306.05		
EXISTING ELEVATION	+ 306.05		
PROPOSED GRADE	3.2%		

REVISION:	No.	DATE	BY
PRELIMINARY DESIGN FOR FSR REPORT	1	OCT. 14, 2021	T.M.
ADDED RETENTION SWALE DETAIL - PRELIMINARY	2	DEC. 2, 2021	T.M.
PRELIMINARY DRAWING FOR REVIEW	3	MAR. 15, 2022	T.M.

PRELIMINARY
NOT FOR CONSTRUCTION
MARCH 11, 2022



WESTVIEW TOWNHOUSES
RAINEY DRIVE, GRAND VALLEY

SERVICING PLAN / GRADING PLAN /
STORMWATER MANAGEMENT PLAN

ENGINEER'S SEAL	SCALE
	HORZ. 1:200 VERT. 1:50
	DRAWN DR
	CHECKED TM
	DATE OCT. 14, 2021
	PROJECT No. 21-1531
	SHEET C1

EACH UNIT TO BE SERVICED WITH A 25mm WATER SERVICE AND A 125mm SAN. LATERAL (TYP.)