

September 15, 2022  
Our File: 222067

Via Email – [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca)

Township of Southgate  
185667 Grey County Rd 9  
Dundalk, ON N0C 1B0

Attention: Mr. Clinton Stredwick

Re: Site Plan Review Resubmission  
Proposed Warehouse – Blue Mountain Covers  
Eco Parkway, Dundalk  
Township of Southgate

Dear Clinton,

Thank you very much for the review and comments provided by the Township Engineer in the letter dated September 13, 2022, a copy of which is attached for reference. We have also received comments from the Grand Valley Conservation Authority (GRCA) dated September 13, 2022.

Following review of the provided comments, the Engineering drawings and Stormwater Management Report for the proposed development have been revised and a Functional Servicing Study has been prepared. The following letter outlines how each of the comments have been addressed and the responses are provided in the same order as in the provided letters.

## **RESPONSES TO TOWNSHIP ENGINEER – September 13, 2022, Letter from Dustin Lytle of Triton Engineering**

### **Site Layout and General Comments**

- 1.1 A Geotechnical Report has not been completed for the site.
- 1.2 Truck turning area has been added to the Site Plan drawing and minor revisions were made to ensure sufficient area for truck turning. Please note that we feel the truck turning program is conservative in its approach and are satisfied that the provided area is more than sufficient for the truck turning.
- 1.3 A note has been added to the drawings.
- 1.4 The top of foundation elevations has been added to the plans.
- 1.5 Additional grading details are provided to clearly show that there is no proposed grading over the property limit including a cross-section.
- 1.6 The landscaping information is shown on the Site Plan with grassed and gravel areas.

**Servicing**

- 1.7 As per the purchase agreement for the property from the Township, it is our understanding that all servicing within the Eco Parkway road allowance is to be designed and undertaken by the Township. The servicing plan proposed was only to show the servicing to the property line and proposed connection points.
- 1.8 A Functional Servicing Brief is provided as part of the resubmission. It concludes that a 38 mm water service and 150 mm sanitary service are considered sufficient.
- 1.9 See response to 1.7.
- 1.10 The proposed buildings are not proposed with sprinklers. The existing hydrant along Eco Parkway at the front of the site is considered sufficient to provide fire protection.
- 1.11 Additional details have been added to the drawings regarding the water servicing and notes.
- 1.12 Additional details have been added to the drawings regarding the servicing and notes.

**Stormwater Management**

- 1.13 Storm sewers are not proposed for the development aside from the roof drain sewer and SWM Pond outlet. Notes have been added for these sewers. Overland flow to the grassed ditches and the stormwater management pond are proposed.
- 1.14 The 4:1 side slope is proposed on the side closest to the development. The 3:1 side slope on the opposite side of the pond is considered sufficient as it is away from any potential use, is not deep and is in a business park.
- 1.15 Rip rap has been added to the plans in several locations.
- 1.16 The GRCA is currently reviewing the proposed works as part of a permit application, but confirmed in an email dated July 15, 2022 that the EGS and dry pond was considered acceptable to achieve quality treatment on-site. In addition, attached are the GRCA review comments received earlier this week which do not indicate a concern.
- 1.17 All documents submitted to the GRCA have been provided to the Township as well.
- 1.18 The downspout locations are shown on the grading and servicing plan along with details of the roof drain storm sewer.
- 1.19 The following equations were used:

For the orifice outlet  $Q = C_d \times A \times (2g \times h)^{0.5}$

For the perforated pipe  $Q = \text{number of holes} \times C_d \times A \times (2g \times h)^{0.5}$

Where  $Q$  = Discharge (flow rate)

$C_d$  = Coefficient of discharge 0.63

$A$  = Cross sectional area

$h$  = difference between upstream and downstream elevation

The equations have been added to the stage-storage-discharge calculation table.

- 1.20 A section has been added to the plans showing the details of the outlet swale.

**Utility and Lighting Comments**

- 1.21 A photometric and utility plan will be provided under separate cover.
- 1.22 A photometric plan will be provided under separate cover.
- 1.23 All lighting will be downward facing and dark sky compliant.

**RESPONSES TO GRCA – September 13, 2022, Letter from Chris Lorenz, GRCA Resource Planner****Drawing and Report Comments**

- 1. The details for the outlet swale from the SWM Pond are provided on the drawing and sizing has been noted in the SWM Report.
- 2. Additional details for the roof drain storm sewer are included on the drawings. Rip rap has been added at the inlet and outlet of the pond.
- 3. The MIDUSS modelling for the EGS is provided in Appendix C of the revised SWM Report.
- 4. Additional notes have been added to the drawings for the wetland and the regulation limit.

**Comments for GRCA Permit pursuant to Ontario Regulation 150/06**

- 5. There is no intention to install a temporary sediment pond and the mention of it has been removed from the notes. A mud mat has been added to the plan to be installed during construction.
- 6. Heavy duty silt fence (OPSD 219.130) has been indicated to be installed instead of light duty silt fence.
- 7. The note has been revised.

**Advisory Comments**

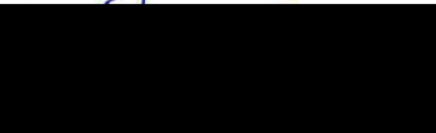
8. Acknowledged and known. There is still no concern with the water quality design using the EGS and the report has been revised to note the reduced flow length.
9. Major overland flow paths have been indicated on the drawings.
10. The SWM Report has been revised to note the wetland.

I trust this is sufficient for you to move forward with approval of the Site Plan Application. If you have any additional questions, feel free to contact me.

Yours truly,

**GM BLUEPLAN ENGINEERING LIMITED**

Per:



Jan E. Enksen, P.Eng.  
IEE/md

Encl.

cc: Municipal Engineer: Triton Engineering – Dustin Lyttle, P.Eng. – [dlyttle@tritoneng.on.ca](mailto:dlyttle@tritoneng.on.ca)  
Grand River Conservation Authority: Chris Lorenz, M.S.C. – [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca)  
Contractor: H. Bye Construction – Sandy Bye – [s.bye@hbyeconstruction.com](mailto:s.bye@hbyeconstruction.com)  
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