Proposed Terrell Heard Subdivision
Ospringe Part of Lot 13 Concession 2
Erin County Road 124-County Road 125/Second Line Intersection
1st Submission Review

Comment		Response
1.0 General Comments		
1.1	County Road 124 is oriented in a southwest-northeast direction and the subdivision is in the west corner of this intersection. The orientation wording for the subdivision location should be revised.	Done - in the FSR we note that County Road 124 is assumed to run in a north-south direction.
1.2	The proposed road right-of-way should be increased from 18m to 20m in accordance with Town Municipal Servicing Standards.	Done - road ROW width increased to 20m.
1.3	The proposed width of the asphalt on the 50±m of urban road adjacent to the Second Line should be increased from 7.0m to 8.0m in accordance with Town Municipal Servicing Standards.	Done - asphalt width is 8m.
1.4	Ensure that the Cul-De-Sac has a 22.0m property line radius and a 19.0m asphalt radius, in accordance with Town Municipal Servicing Standards.	Done
2.0 Wastewater Servicing Assessment (September 5, 2019) – FlowSpec Engineering		
2.1	The design flow calculations, required nitrogen removal, and proposed Class 4 Wastewater Treatment Systems of this report are expected to be reviewed by the Building Department.	updated
2.2	The proposed lot sizes appear to accommodate the proposed Class 4 Wastewater Treatment Systems and their spatial separation from other features (e.g., private wells, driveways, sheds, decks, pools).	updated
2.3	Page 2, Section 3.1, Percolation Time, 3rd paragraph mentions that the geotechnical report prepared by Chung & Vander Doelen Engineering (CVDE) provides recommendations for filling procedures, equipment and soil-type in the proposed leaching bed areas. Given that adherence to those recommendations is critical, those recommendations with sufficient context of the CVDE report should be quoted in the main body of this Wastewater Servicing Assessment report and should appear on the detail design drawings.	updated
2.4	In Appendix B, Figure 2, Interpreted Water Table Configuration, is borehole data from the CVDE Geotechnical Investigation. The borehole identification numbers should be added to Figure 2	updated
3.0 Functional Servicing Report (November 8, 2018) – IBI Group		

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3.1	Section 4, Septic Design, references the FlowSpec Engineering Ltd. septic design report dated September 5, 2019. This Functional Servicing Report is dated November 8, 2018 but has obviously been revised since it was originally dated. The report should be re-issued with a date reflecting the most recent revisions.	Dates revised to reflect current reports.
3.2	The Salvini development on the east side of Wellington County Road 124 has recently been constructed. This report should be expanded to confirm there are no impacts of one development on the other with respect to private wells and/or septic systems.	Revisions made
3.3	Page 1, Section 2.1, Site Description, characterizes the existing ground surface topography saying, ". . . the site ascends gently at about 2 to 4 percent grade in a southwesterly direction, crests in a knoll near the west corner of the site, and then descends moderately to the west and south . . .". In the Functional Servicing Report (November 8, 2018) the same existing topography is described as, ". . . moderate to steep topography with drainage directed northeast . . ." The two descriptions of the topography should be more aligned with each other.	Revisions made.
3.4	Page 2, Section 3, Proposed Area Grading, 2nd paragraph says that the general maximum slope on travelled portions by vehicles and pedestrians is approximately4%. On the Plan & Profile drawing for Street A, the steepest slope for the road centreline profile is approximately 110 m at 5%. This discrepancy should be corrected.	Revisions made.
3.5	3.5 Page 3, Section 7, Erosion and Sediment Control, describes the proposed erosion and sedimentation controls during area grading and, presumably, the whole construction phase. This section should also describe the proposed erosion and sedimentation controls that will be in place after construction (e.g., sod, staked sod, hard surfacing, permanent flow check dams, means of capturing sand from winter roadway clearing operations).	Additional E&S control description added. Note, Final Design will fully address E&S controls.

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3.6	Page 3, Section 7, Erosion and Sediment Control, 2nd paragraph, should indicate what the contingency plan is in the case erosion and sediment controls fail.	Additional E&S control description added. Note, Final Design will fully address E&S controls.
3.7	Page 3, Section 8, Utilities, describes the existing utility facilities (i.e., hydro, gas, cable and telephone) surrounding the site. Letters of understanding from each utility company (e.g., Hydro One, Bell Canada, Rogers Cable TV and Enbridge) should be provided to confirm that adequate utilities can be provided to service the proposed development.	A circulation has been made to the various utilities. Note, if sufficient telecom is unavailable, there are a variety of wireless options that can be utilized.
3.8	Pages 3-4, the section numbering progresses from Section 8, Utilities to Section 10, Summary and appears to skip Section 9. In addition, on Page I, Table of Contents, Sections 9 and 10 are not listed. These discrepancies should be resolved.	Revised.
4.0 Stormwater Management Report (November 9, 2018) – IBI Group		
4.1	Confirmation should be obtained from the Grand River Conservation Authority (GRCA) that the proposed stormwater controls are acceptable.	Refer to GRCA email correspondence dated November 8, 2019 (included as Appendix C in the FSR.
4.2	Confirmation should be obtained from Wellington County that the existing 375mm storm sewer and any overland flow to County Roads 124 or 125 collectively form a sufficient outlet for the proposed development, including the proposed drainage to the existing DICB east of the church.	The flow from the development is being controlled and released at pre-development rates and thus should not have an adverse impact on down gradient storm conveyance capacity.
4.3	We have significant concerns with the proposed drainage along the rear of the lots 7 through 13. In particular, the filling of these lots will push a portion the lot drainage back onto the neighboring property north-east of these lots, which changes the existing flow route. We also have concerns that the drainage along the rear of these lots will have a negative impact on the existing lot north-east of Lot 13 that fronts onto the Second Line. Therefore, additional topographical survey information should be provided on the adjacent properties, along with specifics of the trees along the property line. In addition, more design details on the proposed drainage path through this area should be provided.	The proposed subdivision area grading has been revised and the toe of slope/match existing limit is now located within the subdivision. A swale is proposed along the toe of slope and will direct drainage to DIMH 7.

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4.4	Capacity calculations should be provided for all overland flow routes and intercept swales to demonstrate that runoff generated during major events can be conveyed to an appropriate location. Particular consideration should be provided for the area along the rear Lots 7 through 13 continuing to the proposed pond, as well as along the west boundary of Lot 4 to convey drainage to County Road 124.	The major flow for the area draining from Catchments 102 and 203 to DIMH7 is 0.241cms. A 2% rear and sideyard swale is proposed for Lots 7 to 13 at a minimum slope of 2%. At a depth of 0.3m this swale will convey the major storm. A swale is proposed at the rear of Lot 4 and will outlet to the County Road 124 ditch.
4.5	In accordance with the Town's Municipal Servicing Standards fencing will be required where the dry pond abuts private lands.	Will be shown on landscape plans
4.6	The proposed SWM pond should include landscaping around the proposed facility to provide buffering and to soften the appearance. The "Design Principles of Stormwater Management Facilities" August 1996 by the GRCA, referenced in Section B8 of the Town's Municipal Servicing Standards for facility configuration and landscaping shall be used as the guidance document.	will be shown on landscape plans (SWM)
4.7	Page 2, Section 4, Stormwater Management, the Regional design storm should be included in the storm water management modeling to, for example, support the designs of the various overland flow routes and confirm the 100-year storm is governing the design of the overland flow routes.	updated
4.8	Additional information should be included in Appendix B as supporting calculations for the MIDUSS Modelling Variables as well as relevant reference material. For example, Area 201 which represents practically all the proposed development on site has an imperviousness of 48% and impervious area calculations for estate residential lots should be based on a maximum lot coverage for main buildings in accordance with the Zoning By-Law to verify the impervious areas utilized in the hydrologic model for the post-development condition	The SWM calculations have been revised to assume 50% impervious surface. The maximum building coverage is 30%, leaving 20% for other hard surfaces. The zoning bylaw for the property will need to reflect the maximum 50% impervious cover.