R.J. Burnside & Associates Limited 15 Townline Orangeville ON L9W 3R4 CANADA
telephone (519) 941-5331 **fax** (519) 941-8120 **web** www.rjburnside.com

BURNSIDE
[THE DIFFERENCE IS OUR PEOPLE]

July , 2024

Via: Email

Mark Kluge
Planner
Town of Grand Valley
5 Main Street North
Grand Valley ON L9W 5S6

Dear Mark:

Re: 40 to 60 Emma Street
Comments for Site Plan Stage
Project No.: 300056012.0000

The application will be required to obtain site plan approval. As comments related to the site plan stage are more detailed, these comments have been provided separately from the Official Plan/Zoning Amendment applications.

Drawing Comments

1. Refer to red-marked drawings. We acknowledge comments that Owner will coordinate with Hydro One to accommodate the proposed works. Discussions with the adjacent property owner will also be needed.

Site Plan

2. There is a limited area for snow storage on the site. It is likely parking capacity will be reduced during the winter and snow removal off site is expected from time to time. This will have to be outlined in a future site plan agreement and area identified on the plan.

Stormwater Management & Drainage

3. The revised development concept to a condominium corporation is noted. Inspection, maintenance and documentation of the storm drainage and treatment systems on the property will be the responsibility of the corporation through the site plan agreement.
4. *Previous Comment: The rainfall intensity data should be from Fergus Shand Dam, AES station per Town standards.*

   Partially addressed. The MTO rainfall data used in the analysis from the Fergus Shand Dam is outdated (i.e. 2010) and should be replaced with 2016 data from the Atmospheric Environment Service, which shows higher intensities. For comparison, the 3-parameter ABC values that have been determined from the VO6 software for the Town standards update are as follows:

2016 Fergus Shand Dam – IDF 3-parameter values (i = A / (t+B)^C)		
Parameter	5 year storm	100 year storm
A	1497.969	4536.306
B	12.024	21.190
C	0.860	0.945

5. *Drainage Areas:*

   a) *Previous Comment: The Pre-Development Drainage Conditions drawing should be revised to show the full extent of the upstream external drainage area identified as 1.01 ha. in size and to show how it drains through the site. The majority of the external area shown in post development plan by-passes most of the site and drains north of the townhouse blocks (i.e. 0.70 ha in area Post-6) but the grading plan doesn't show any major conveyance swale to ensure it by-passes the rear yard of the townhouses. A catch basin west of the sidewalk in a block dedicated to the Town may be needed. Calculations to confirm that the 100 year storm can be conveyed through that area should be provided.*

   Partially addressed. The following drainage area-related issues remain:

   - Area Post 6 should not be combined in calculations with the developed areas Post 5, 5a and 7 because the sewer from this area connects downstream of CBMH7 where the orifice control is located. Area Post 6 should be an uncontrolled area with C=0.5 (per the background study) and should not be connected to the on-site storage pipe. Additional piping should be provided to by-pass the storage pipe and the OGS.
   - The portion of area Post 5 that drains to CBMH6 is not captured and controlled in the storage pipe since the orifice plate is in upstream CBMH7. It should be an uncontrolled area or the orifice needs to be relocated.
   - Parts of area Post 5 at each driveway entrance will drain uncontrolled to Emma Street and not be captured in the storage pipe. The grading design should have reverse fall into the site from the streetline to contain the drainage on the property.
   - Drainage from areas Post 5 and 5a with C=0.95 should preferably be the only areas being controlled and treated through the OGS on-site. Area 7 could be diverted around the parking area to the north in a swale at the top of the retaining wall or connecting the sewer from DI10 to CBMH8 relocated on Emma Street to the north of the driveway entrance.

   b) *Previous Comment: The townhouse backyard drainage areas are to include half the townhouse roof area due to peaked roof construction. The runoff coefficients should be revised accordingly.*

   Based on the revised development plan with a flat roof structure, the roof leaders are presumed to connect within the structure to the 300 mm diameter storm service shown on the Servicing Plan. Confirmation should be provided. Alternatively, roof leader downspout locations and an external collection system connecting to the storm service are to be provided.

6. *Previous comment: The portion of drainage area Post-7 assigned a runoff coefficient of 0.90 appears low when accounting for all imperviousness surfaces. A breakdown of impervious area components (roofs, driveway, sidewalk, road pavement) should be included in the report.*

   The runoff coefficients and calculated flows are to be revised based on the rainfall data and drainage area comments above.

7. *Previous comment: The inlet capacity of the new sewer system should be identified.*

   Outstanding. The on-site catchbasins should be in sag conditions to capture the 100 year storm flows. The inlets should be re-designed along with the property line grades of the driveway entrances to create sag conditions. Calculations of the grate inlet capacities with a 50% blockage factor should be provided and compared to the 100 year storm uncontrolled flow rate from the site.

8. *Previous comment: The structural integrity of retaining walls typically require control of surface water which would require collector swales and catchbasin inlets behind the wall. Please confirm whether this has been considered in the design of the retaining wall as no conveyance of surface water is shown to direct water away from the top of the wall.*

   There is concern that the external drainage may impact the west side of the building, particularly with snow and ice build-up and during spring runoff conditions. A primary drainage swale should be provided near the top of the slope to divert external drainage to an additional storm inlet further into the property. The swale proposed 1.5 m from the west side of the building should be considered a “back-up” or supplemental drainage system. Both should be sized for the total 100 year flow that may come towards the structure. Runoff and swale capacity calculations should be provided.

9. *Previous comments: The storm sewer design is to be revised based on the above comments. Refer to red-marked drawing comments.*

   Revise the sewer design based on comments provided in this review.

10. *Previous comment: Notwithstanding the elevation difference between foundation drain and the storm sewer, a 100 year hydraulic gradeline analysis is to be provided. The minimum HGL separation to the finished level 1 slabs of the townhouse blocks is 0.5 m.*

    The HGL analysis using PCSWMM should be recalculated based on drainage area, rainfall data and on-site storage release rate comments provided in this review. The as-built trunk sewer information should also be used in the modelled William Street trunk sewer conditions as pipe lengths and slopes have changed from the design condition.

11. *Previous comment: The CBMHs will be benched so there is limited quality control being provided. Further discussion is required on how quality control can be met in order to satisfy CLI-ECA requirements.*

    The sizing of the proposed Stormsceptor OGS unit should be reviewed based on removal of area Post 6 contributing to flows through the OGS. CBMH’s that do not have upstream sewers connected to them may have sumps, otherwise CBMHs should not have sumps which are ineffective during moderate or high flows.

12. *Provide the calculation and evaluate its impact if the runoff coefficient is greater than 0.5 which had been applied to the area in the Design Brief dated August 2011 for the William Street Outlet Works.*

    a) The proposed method to calculate the on-site storage release rate should be revisited. It should be based on the actual flow rates from the 5 year sewer design sheet in the Gamsby and Mannerow Report that determined the size of the William Street storm sewer. An area-based allowable rate from the proposed storage pipe can be calculated based on the incremental increase in the total 5 year flow divided by the contributing area (i.e. (517 L/s – 256 L/s) / 2.37 ha). This method avoids inconsistencies or assumptions in rainfall intensities, time of concentration, etc. between the original sewer design and current data. The actual flow rate assigned to the receiving sewer from a contributing area should be used when available. For the 100 year release rate, an additional step will need to be taken to calculate the incremental increase in the 100 year flows at William Street from the 2.37 ha drainage area based on the Gamsby and Mannerow 2011 design data. Then a similar calculation can be made to establish the 100 year allowable release rate per hectare.

       Once release rates from the storage pipe has been determined, an orifice or weir calculation would size the control device based on the structure depth/geometry. An acceptable approach to estimating required storage would be a Modified Rational Method calculation knowing the maximum release rate, which would then be input to and the HGL checked in PCSWMM.

    b) A stage-storage-discharge table for the storage pipe or tank is to be provided in the Servicing Brief. Also, a separate table summarizing the PCSWMM model results for the 5 year and 100 year storms for the storage tank is to be included. These tables are separate from the model input and output files.

    c) The catchment “% Imperv” values reported in all the PCSWMM outputs is shown as 25% which does not reflect the coverage of some of the site areas or road allowance catchments. The percent imperviousness should be related to the C values shown on the drainage area plans.

Site Lighting Plan

13. A Calculation summary (Statistic) table should be provided indicating average, minimum, and maximum illuminance levels; and uniformity ratios of ‘average to minimum’ and ‘maximum to minimum’. The values in the table should be presented in separate calculation zones as noted below and in accordance with the guidelines ANSI/IES RP-8-22.

    - Parking Lots (several)
    - Access Roads
    - Property Entrances
    - Property Line and beyond that

14. There is minimal site lighting on Emma Street which was highlighted in the previous submission. We acknowledge the comment that electrical plans will be provided at final design review.

Site Screening

15. The applicant contacted the MECP and they did not provide any confirmation for permit requirements, however advised that the applicant is responsible to adhere to the Endangered Species Act. The same will be noted in the site plan agreement.

Noise Report

16. We have no comments on the conclusions of the report and the summary of minimum noise abatement measures recommended by the noise consultant and will be incorporated into the site plan agreement.

Summary

Prior to the next submission for purposes of site plan approval, Burnside recommends a meeting be held with the applicants engineer to discuss drainage and stormwater management.

Should you have any questions, please contact me.

Yours truly,

R.J. Burnside & Associates Limited

Carley Dixon

Carley Dixion, P.Eng.
CD:CD

Enclosure(s) Red-Marked Pages from Servicing Brief

240724_Detailed Comments_40 to 60 Emma Street.docx
25/07/2024 1:03 PM

Architectural drawings label an elevation as basement 5 ft below ground level. Can the purpose be clarified? Has this been considered in the design.

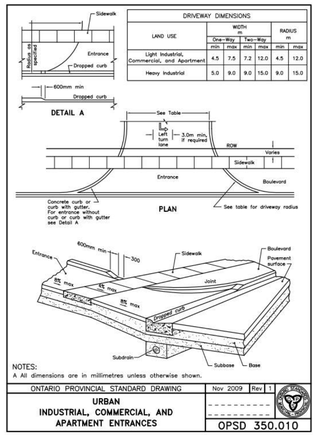
GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
6. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
7. THERE WILL BE NO CURBSIDE WASTE COLLECTION.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
11. EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
12. ALL FIRE ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT OR CONCRETE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363kg PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOTE MORE THAN 1 IN 12.5 OVER A MIN. DISTANCE OF 15M. ACCESS ROUTE SHALL BE A MIN. WIDTH OF 6.0m AND ALL TURNS IN THE ROUTE SHALL HAVE A CENTERLINE RADIUS OF 12.0m
13. FIRE ROUTES SHALL BE DESIGNATED AS PER BY-LAW AS AMENDED PRIOR TO OCCUPANCY OF THE BUILDING.
14. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
15. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
16. CONSTRUCTION CHAINLINK HOARDING MUST BE INSTALLED WITH SEDIMENT CONTROL AS PER CITY STANDARDS AND APPROVALS.
17. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.

SITE PLAN APPLICATION NO.

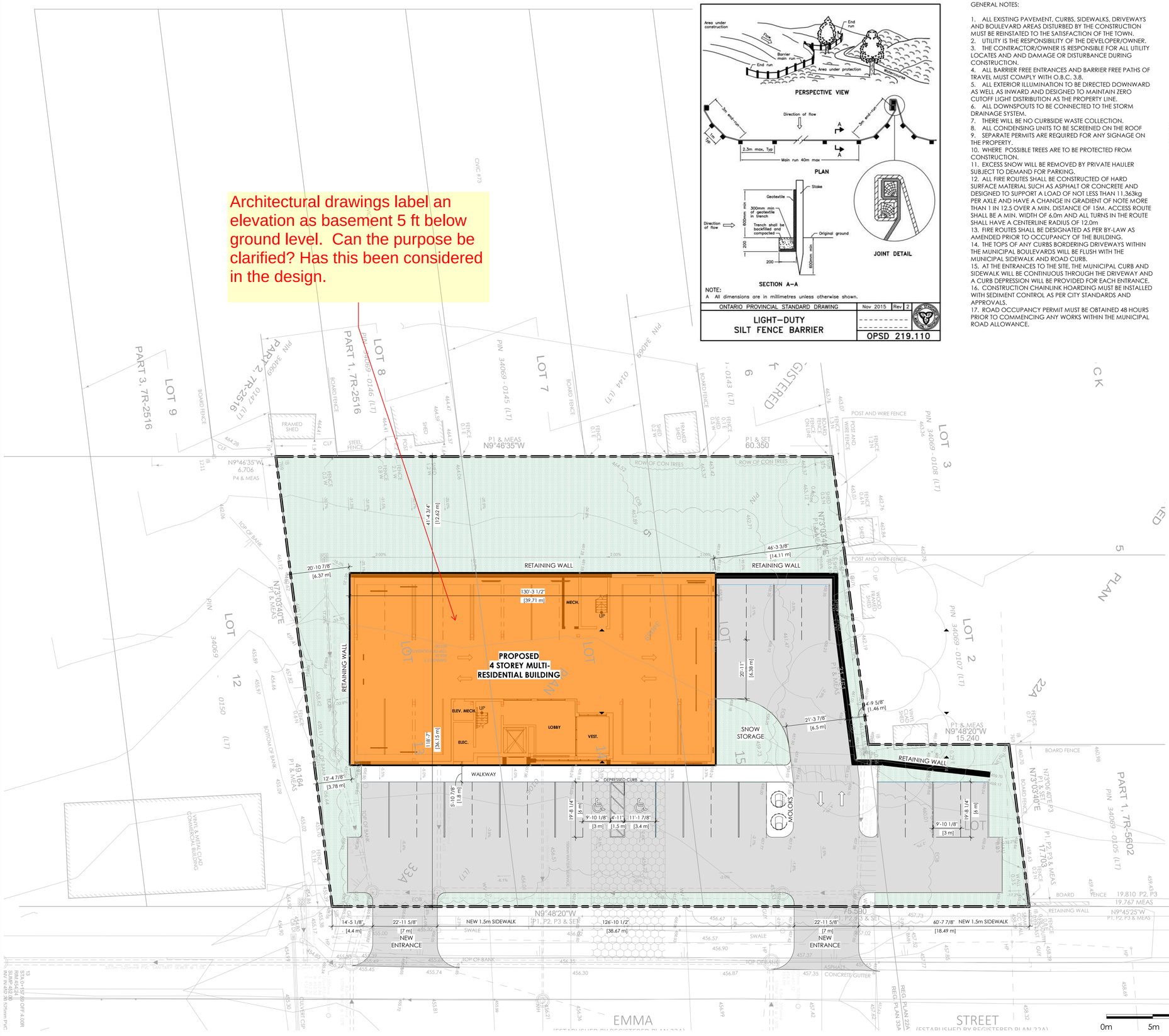
SP XX-XXX

PART OF LOT 1, BLOCK 5
REGISTERED PLAN 22A AND PARTS OF
LOTS 13, 14 & 15 BLOCK 5 REGISTERED
PLAN 33A
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN



ZONING TABLE			
ZONE - CD(F)-3 (DOWNTOWN COMMERCIAL)			
	CD	PROPOSED	
MINIMUM LOT AREA	N/A	34,541.78 ft²	
		3209.03 m²	
MINIMUM LOT FRONTAGE	N/A	75.590 m	
MAXIMUM BUILDING AREA	75%	25.78%	
		[827 m²]	
MINIMUM FRONT YARD	N/A	15.25 m	
MINIMUM EXTERIOR SIDE YARD	N/A	N/A	
MINIMUM SIDE YARD	N/A	3.78 m	
MINIMUM REAR YARD	4.5 m	12.62 m	
MAXIMUM BUILDING HEIGHT	12 m	13.06 m	
PROPOSED BUILDING		827 m²	
TOTAL LOT COVERAGE		827 m²	

PARKING / LOADING CALCULATIONS			
	ZONING	REQUIRED	PROVIDED
VEHICLES			38
BARRIER FREE PARKING (included in count)			2
LOADING SPACE			0
TOTAL VEHICLE PRAKING			**38**


PROPOSED
4 STOREY MULTI-
RESIDENTIAL BUILDING
RETAINING WALL
WALKWAY
DEPRESSED CURB
SNOW STORAGE
MOLOKS
NEW 1.5m SIDEWALK
NEW ENTRANCE
ROW OF CON TREES
POST AND WIRE FENCE
BOARD FENCE
STEEL FENCE
FRAMED SHED
SWALE
TOP OF BANK
BOTTOM OF BANK
ASPHALT
CONCRETE GUTTER
EMMA STREET
(ESTABLISHED BY REGISTERED PLAN 22A)
LOT 8
LOT 7
LOT 9
LOT 3
LOT 2
LOT 1
LOT 12
LOT 15
PART 3, 7R-2516
PART 2, 7R-2516
PART 1, 7R-5602
PART 1, 7R-2516
PIN 34069 - 0146 (LT)
PIN 34069 - 0145 (LT)
PIN 34069 - 0144 (LT)
PIN 34069 - 0143 (LT)
PIN 34069 - 0108 (LT)
PIN 34069 - 0107 (LT)
PIN 34069 - 0105 (LT)
PIN 34069 - 0150 (LT)
REG. PLAN 22A
REG. PLAN 33A
N9°46'35"W 6.706 P4 & MEAS
P1 & MEAS N9°46'35"W
P1 & SET 60.350
N73°03'40"E P1 & MEAS
N9°48'20"W P1, P2, P3 & SET
N9°45'25"W P1, P2, P3 & MEAS
P1, P2, P3 & MEAS 17.703
P2 & MEAS 15.230
34.997 MEAS 35.04 P2,P3
19.810 P2, P3
19.767 MEAS
P1 & MEAS N9°48'20"W 15.240
130'-3 1/2" [39.71 m]
118'-7" [36.15 m]
46'-3 3/8" [14.11 m]
41'-4 3/4" [12.62 m]
20'-10 7/8" [6.37 m]
12'-4 7/8" [3.78 m]
20'-11" [6.38 m]
14'-9 5/8" [11.46 m]
21'-3 7/8" [6.5 m]
5'-10 7/8" [1.8 m]
19'-8 1/4" [6 m]
9'-10 1/8" [3 m]
4'-11" [1.5 m]
11'-1 7/8" [3.4 m]
14'-5 1/8" [4.4 m]
22'-11 5/8" [7 m]
126'-10 1/2" [38.67 m]
60'-7 7/8" [18.49 m]
ELEV. MECH.
ELEC.
LOBBY
VEST.
MECH.
VENT. & METAL CLAD COMMERCIAL BUILDING
CIVIC #73
CLF
FENCE 0.7E
FENCE 0.1E
FENCE 0.5W
FENCE 2.1W
FENCE 1.3N
FENCE 1.2N
FENCE 0.6N
FENCE 0.4W
FENCE 0.2N
FRAMED SHED
WOOD FRAMED SHED
VENT SHED
SHED 0.5W
SHED 0.3W
SHED 0.4W
SHED 0.5N
SHED 0.2N
SHED 0.1E
SHED 0.3E
SHED 0.4E
SHED 0.6E
SHED 0.7E
SHED 0.8E
SHED 0.9E
SHED 1.0E
SHED 1.1E
SHED 1.2E
SHED 1.3E
SHED 1.4E
SHED 1.5E
SHED 1.6E
SHED 1.7E
SHED 1.8E
SHED 1.9E
SHED 2.0E
SHED 2.1E
SHED 2.2E
SHED 2.3E
SHED 2.4E
SHED 2.5E
SHED

EXTEND CONTOURS TO SUPPORT DRAINAGE AREAS SHOWN

EXT2
0.72 | 0.48

EXT1
0.29 | 0.50

PRE
0.41 | 0.20

CIVIC #67

CIVIC #73

CIVIC #75

LEGEND

CATCHMENT ID

EXT2
0.72 | 0.48

RUNOFF COEFFICIENT

CATCHMENT AREA IN Ha

FLOW ROUTE

BENCHMARK:

SEAL:

MOOREFIELD excavating
ROADS · SEWERS · WATER MAINS

6297 WELLINGTON COUNTY ROAD RR#3
HARRISTON, ONTARIO
CANADA N0G 1Z0
PHONE: 519-510-3571 FAX: 519-510-3277
WWW.MOOREFIELDEX.CA

ISSUED FOR - REVISION:

IS	RE	DATE	DESCRIPTION

PROJECT NO: 231-103

DATE: JUNE 2024

ORIGINAL SCALE: 1:250

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DESIGNED BY: K.PILON

DRAWN BY: K.PILON

CHECKED BY:

TITLE:

STORM DRAINAGE PLAN, PRE-DEVELOPMENT CONDITIONS 40 EMMA STREET GRANDVALLEY

SHEET NUMBER: PRE-1

The proposed development includes a storm sewer system designed for the post development 100 year flows. A preliminary grading and drainage plan as well as a servicing drawing can be found in **Appendix A** with further details. The storm sewer design sheet can be found in **Appendix C**. Pipe sizes and slopes are based on the SWMPD manual and the Town's requirements. Proposed stormwater conditions and associated catchment areas are shown on plan POST-1, Storm Drainage Plan, Post Development Conditions overleaf – **Figure 4.2**.

In the Gamsby and Mannerow Report (2011) the proposed site is included in Catchment 3. This overall catchment has an area of 2.37 Ha with a C value of 0.5. The proposed development and upstream catchments total 1.42 Ha (Post 1-8). The remainder downstream catchment area is 0.95 Ha (Downstream Catchment area EX3REM in PCSWMM). These areas are represented as separate catchments in order to properly assess the storm sewer's capacity. The Gamsby and Mannerow Rational method calculations are provided in **Appendix C** for reference.

See comment letter. Should be based on available G&M flows used in original design of the sewer.

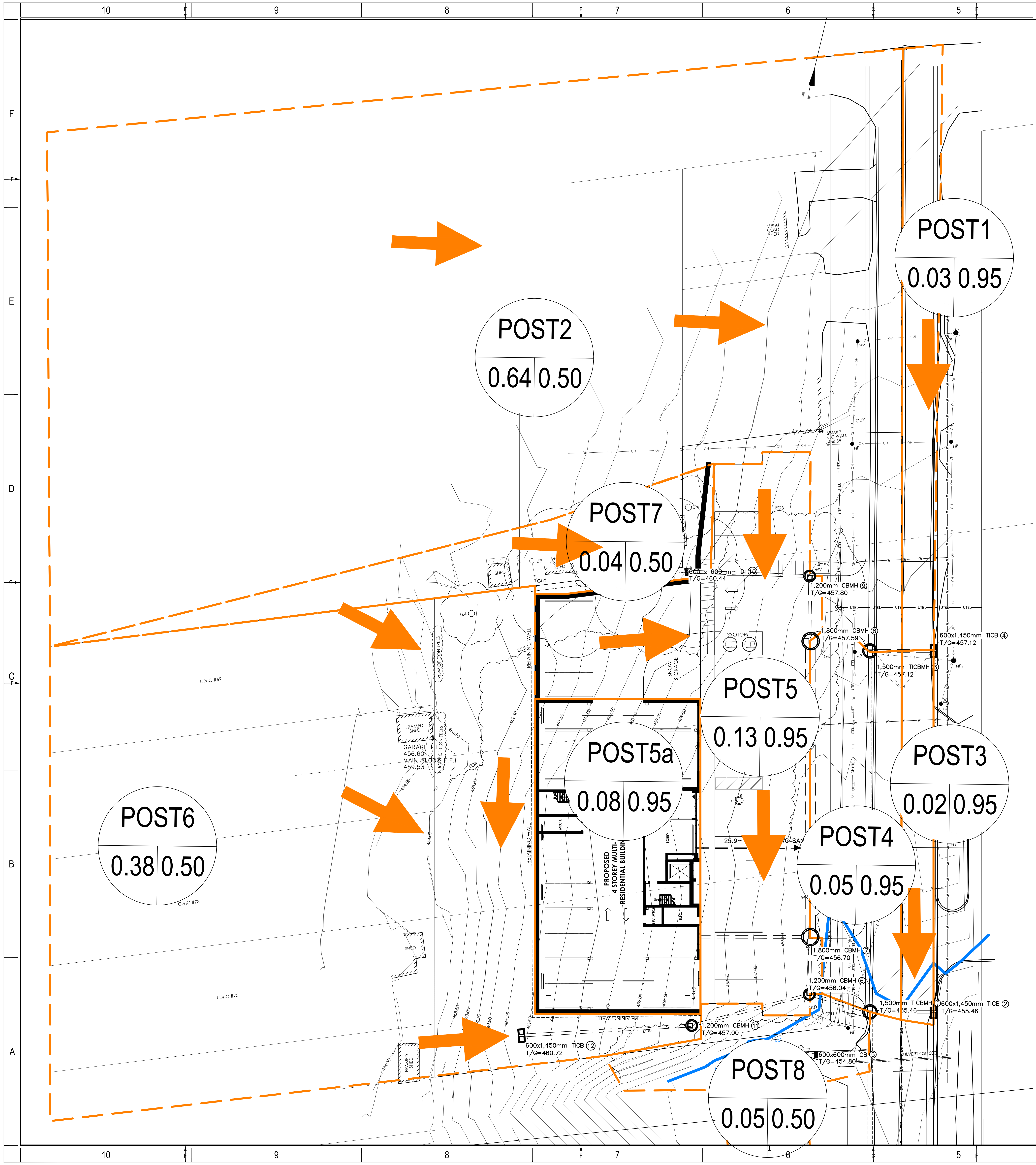
The rational method was used to determine the 5 Year and 100 Year storm flows. The catchment areas represented by the development are 5, 5a 6 and 7. These catchment areas combined have a post-development C coefficient of 0.65 which is greater than 0.5. Therefore, stormwater control is to be provided. PCSWMM 5.2.4 was utilized to determine flow control requirements. PCSWMM and rational method storm flows are different because of modelling philosophies. In order to compare we will factor the rational method flows down to a C coefficient of 0.5 and apply this same coefficient to the PCSWMM model in order to determine the appropriate orifice size.

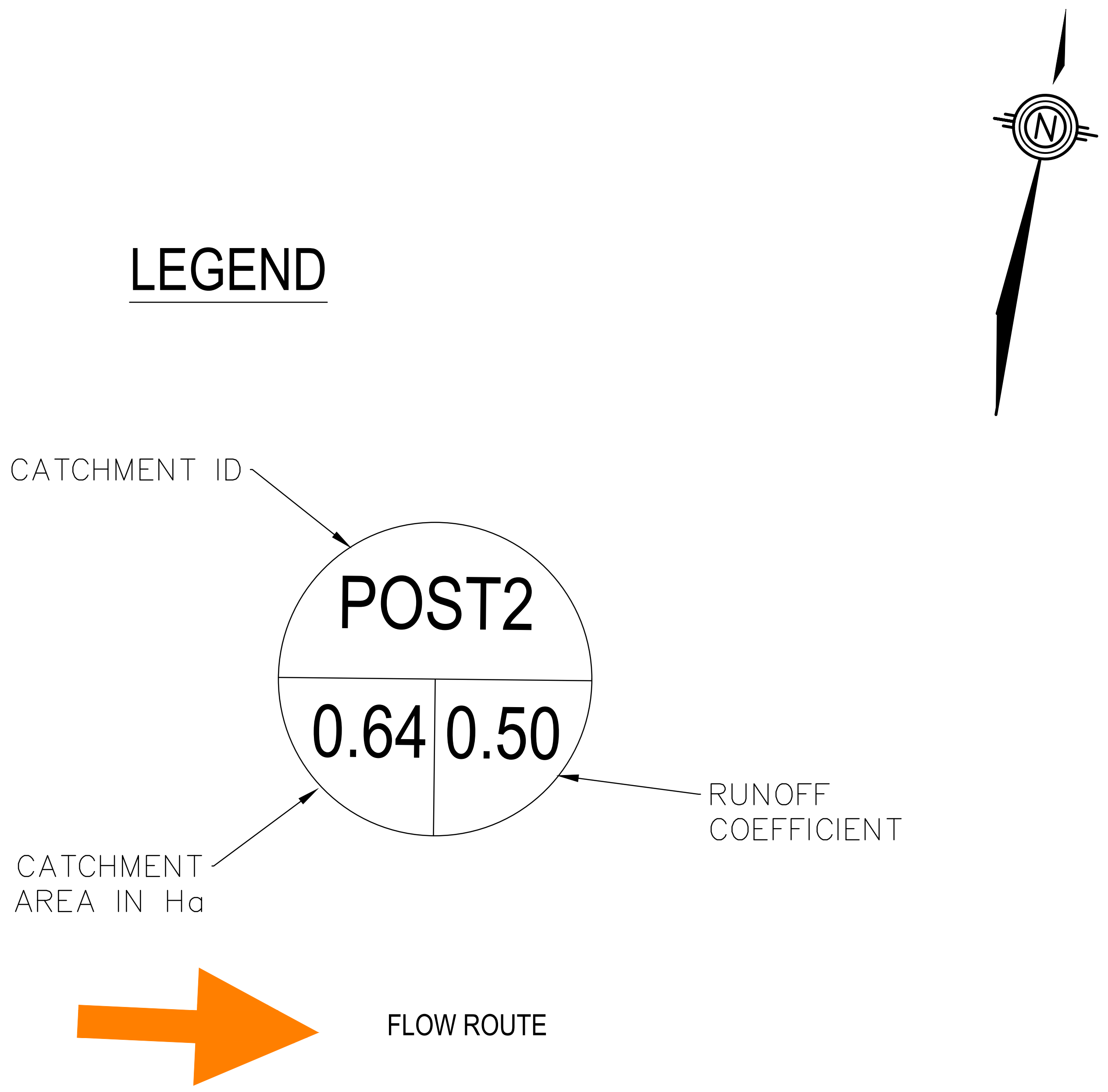
	5 Year (L/s)	100 Year (L/s)
Post-development (Rational) Catchment 7, 5/5a and 6 @ C=0.5	86.64	136.75
Post-development (Rational) Catchment 7, 5/5a and 6 @ C=0.65 (calculated weighted avg)	111.19	176.35

Dividing the controlled flows by the uncontrolled flows you get a factor of 0.78. We will apply the same factor as our control rate in the PCSWMM model for the 100 year and 5 year storm.

	5 Year (L/s)	100 Year (L/s)
Post-development (PCSWMM) Conduit C11 - MH 6 to 1 Uncontrolled (100 year storm)	120	225
Post-development (PCSWMM) - Max Allowable Flow *Conduit C11 - MH 6 to 1 Controlled Limit (Uncontrolled *0.78)*	*93.6*	*176*
Post-development (PCSWMM) Conduit C11 - MH 6 to 1 Controlled Limit (Model Output)	88	170

Determine a unit based allowable flow based on available G&M calculated flows used in original sewer design.





LEGEND

CATCHMENT ID
POST2
0.64 0.50
CATCHMENT AREA IN Ha
RUNOFF COEFFICIENT

FLOW ROUTE

Extend Contours

Review drainage areas/grading plan and what is getting into the system that is controlled. The review will require an update to the SWM analysis.

Refer to drainage area comments in letter.

BENCHMARK:

SEAL:

MOOREFIELD excavating
ROADS SEWERS WATER MAINS

6297 WELLINGTON COUNTY ROAD RR#3
HARRISTON, ONTARIO
CANADA N0G 1Z0
PHONE: 519-510-3571 FAX: 519-510-3277
WWW.MOOREFIELDEX.CA

DISCLAIMER:

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IS	RE	DATE	DESCRIPTION

PROJECT NO: 231-103

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ORIGINAL SCALE: 1:250

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

DESIGNED BY: K.PILON

DRAWN BY: K.PILON

CHECKED BY:

TITLE:

STORM DRAINAGE PLAN,
POST-DEVELOPMENT CONDITIONS
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: POST-1

C:\Users\kim\OneDrive - Moorefield Exca\Documents\Emma Street Grand Valley\JUNE 13 2024.dwg Jun 14, 2024-10:54am BY:(kim)

Drawings show 200mm dia. orifice

In order to control the flows down to 0.78 a 150mm orifice controlling Post Areas 7, 5 and 5a will be utilized in MH7 at the invert of the outlet pipe. 37.5 m of 1050mm pipe will be utilized to store the stormwater.

PCSWMM model outputs can be found in **Appendix E** along with an assessment of the hydraulic grade line.

4.3.1.1 Overland Flows

During regional storm events, stormwater runoff will exceed the storm sewer capacity. Flows will be directed through the swales and along the south property line to the road. Ultimately heading down Emma to William Street and into the Grand River utilizing the existing storm overflow designed for the upstream development lands on the east end of Town.

The dead end cbmh could have a sump however for flow-through cbmh's no sumps should be installed.

4.3.2 Quality Control

The majority of the discharge from this site is from a hard surface that could contain sediments due to winter operations and tracking. As such, quality control shall be provide for the on site discharge of stormwater.

All catchbasins and manholes within the right of way and site will be provided with minimum 600 mm sump. This will assist in removing a portion of the sediment contained in the runoff from the street. Catchbasins could be fitted with catchbasin shields and sump depths increased to a maximum of 1.2m in order to improve sediment collection if necessary.

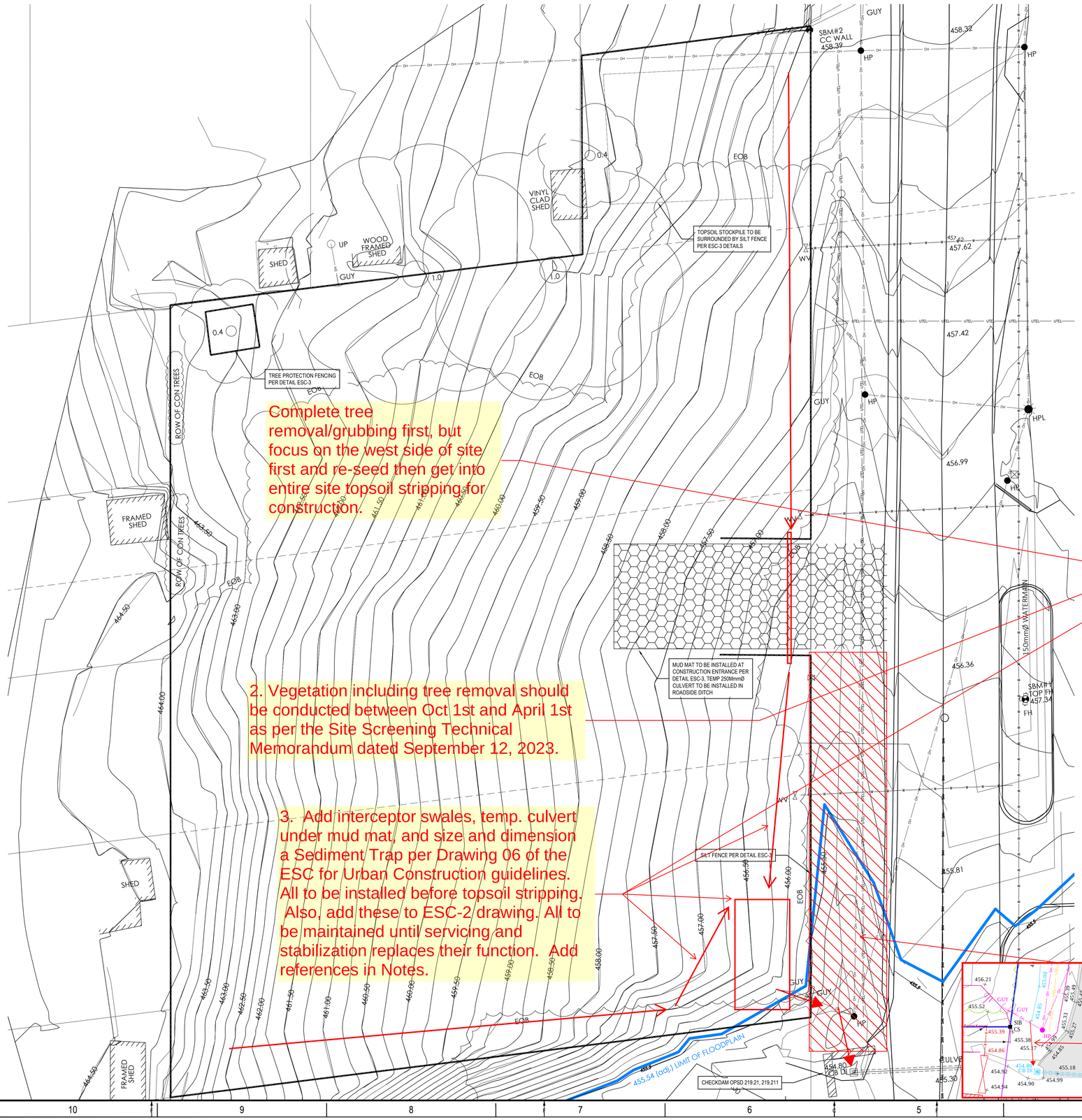
The OGS should not treat flow from area Post 6 as it has little pavement area

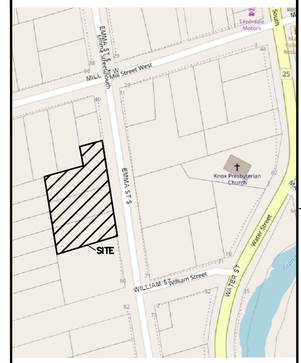
Grassed drainage swales are proposed to be constructed along the west, north and south property line. These swales will provide for drainage of the grassed areas and is considered clean runoff.

An oil grit separator (OGS) EFO4 Stormceptor is being proposed to treat the runoff water from the building's roof and parking lot. The design details of the OGS can be found in **Appendix C.**

4.3.3 Erosion & Sedimentation Control During Construction

The following are details regarding the erosion and sediment control measures to be implemented during construction. Details can be found on ESC-1, ESC-2 and ESC-3, Sediment and Erosion Control plan in **Appendix A**. Further, an Erosion Risk Assessment can be found in **Appendix D** and is based on the ESC Guidelines for Urban Construction (2019), TRCA :





BENCHMARK TOP OF FIRE HYDRANT 457.34 AND CONCRETE RETAINING WALL NORTHEAST CORNER OF SITE 458.39 AS SHOWN ON THE PLANS.

NOTES:

1. PROPERTY BOUNDARY DERIVED IN PARTS FROM INFORMATION SHOWN ON R PLAN LT 13-15 PL 33A (31972-22) (UTM2010) PROVIDED BY VAN HARTEN SURVEYING INC (PROJECT 31972-22
2. SURVEY COMPLETED BY VAN HARTEN SURVEYING INC AND MOOREFIELD EXCAVATING INC
3. BENCHMARK TOP OF FIRE HYDRANT 457.34 AND CONCRETE RETAINING WALL NORTH OF SITE 458.39 AS SHOWN ON THE PLANS.
4. MIN F.F. 455.39 CGVD 28 (DRY LAND ACCESS) PER GRCA
5. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
6. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO; UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
7. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
8. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE TOWN OF GRAND VALLEY ENGINEERING STANDARDS.
9. VEGETATION REMOVAL SHOULD BE CONDUCTED BETWEEN OCT 1ST AND APRIL 1ST.
10. A STOCKPILE OF ECS MATERIALS ARE TO BE KEPT ON SITE AVAILABLE FOR EMERGENCY USE THIS SHALL INCLUDE STRAW BALES AND FILTER SOCKS.
11. NOTE THAT THE ESC PLANS ARE FLEXIBLE AND SUBJECT TO CHANGE BASED ON SITE CONDITIONS AS MAY BE REQUIRED BY THE TOWN.
12. ONGOING MONITORING OF ESC CONDITIONS SHALL BE REQUIRED. AT MINIMUM INSPECTIONS SHALL OCCUR AS FOLLOWS AND ARE TO BE RECORDED. RECORD TO BE MAINTAINED ON SITE:
    - 12.1. AFTER IMPLEMENTATION OR AFTER A CHANGE TO THE ESC PLAN
    - 12.2. DURING ACTIVE CONSTRUCTION WEEKLY REPORTS DURING DRY WEATHER PERIOD, TWICE WEEKLY DURING WET WEATHER PERIODS
    - 12.3. DURING INACTIVE CONSTRUCTION BI-WEEKLY REPORTING DURING DRY WEATHER, WEEKLY DURING WET WEATHER
    - 12.4. IMMEDIATELY AFTER SIGNIFICANT RAINFALL, SNOWMELT, OR OTHER SEVERE WEATHER EVENT
    - 12.5. EVERY INSPECTION RECORD TO INCLUDE THE NAME OF THE INSPECTOR, DATE, VISUAL OBSERVATION AND ANY REMEDIAL MEASURE TO MAINTAIN THE ESC PLAN. ALSO AN INSPECTION OF THE OUTLET PIPE TO THE GRAND RIVER AT THE END OF WILLIAM STREET. PHOTOGRAPHIC RECORD OF THE ONSITE CONDITIONS AND OUTLET PIPE TO THE GRAND RIVER AT THE END OF WILLIAM STREET CAN BE MAINTAINED OFF SITE BUT SHALL BE MADE AVAILABLE UPON REQUEST.

STAGE 1 - ESC

1. PRIOR TO REMOVAL OF ANY GRUBBING OR TOPSOIL ESC-1 SHALL BE IMPLEMENTED.
2. PLACEMENT OF SILTATION FENCES IN ALL AREAS WHERE SURFACE DRAINAGE FLOWS OVER DISTURBED AREAS. SILTATION FENCE SHALL REMAIN ERECT UNTIL CONSTRUCTION IS COMPLETED AND THE UPSTREAM AREA IS FULLY RE-VEGETATED.
3. PLACEMENT OF TEMPORARY CHECK DAMS WITHIN SWALES AND ANY OTHER LOCATIONS WHERE A CONCENTRATED FLOW OF RUNOFF MAY OCCUR. ALL PROPOSED DRAINAGE SWALES ARE TO BE SEEDED DURING CONSTRUCTION;
4. INSTALLATION OF FILTER CLOTH UNDER ALL NEW AND EXISTING CATCHBASIN GRATES UNTIL PAVING OF THE SITE STREETS ARE COMPLETED;
5. MUD MATS WILL BE PLACED AT CONSTRUCTION ACCESSES TO KEEP PUBLIC ROADWAYS FREE FROM DEBRIS DURING THE CONSTRUCTION PERIOD.
2. FILTER SOCKS TO BE PLACED EVERY 10M ALONG THE ROAD SWALE ON THE EAST SIDE OF EMMA STREET BETWEEN WILLIAM STREET AND THE SOUTH ENTRANCE TO 71 EMMA STREET.
3. UPON COMPLETION OF TREE PROTECTION FENCING, SILT FENCE PERIMETER AND MUD MAT INSTALLATION PROCEED WITH TOPSOIL STRIPPING AND STOCKPILING IN DESIGNATED AREA. ENCLOSE TOPSOIL PILE WITH SILT FENCE PER DETAILS ON ESC-3

STAGE 2 - ESC

1. AFTER TOPSOIL REMOVAL AND STOCKPILING IN DESIGNATED AREA, THE REAR YARD SLOPE SHALL BE CUT TO FINAL GRADE AND SHALL BE RESEEDED/VEGETATED. THE SLOPE SHALL NOT REMAIN EXPOSED FOR LONGER THEN 14 DAYS. A FILTER SOCK SHALL BE PLACED ALONG THE ENTIRE SLOPE PER THE DETAILS ON PAGE ESC-3.
2. A CONSTRUCTION STAGING AREA SHALL BE CONSTRUCTED TO ROUGHLY FINAL GRADE -0.45m 250mm GRAN B TO BE PLACED.
3. DURING CONSTRUCTION, THE SUBGRADE SHOULD BE SLOPED/DITCHED TO A SUMP (AS REQUIRED) LOCATED OUTSIDE THE BUILDING FOOTPRINT (IF FEASIBLE) IN THE EXCAVATION TO PROMOTE SURFACE DRAINAGE OF RAINWATER OR SEEPAGE AND THE COLLECTED WATER SHOULD BE PUMPED OUT OF THE EXCAVATION. IT IS CRITICAL THAT ALL WATER BE CONTROLLED (NOT ALLOWED TO POND) AND THAT THE SUBGRADE AND FOUNDATION PREPARATION COMMENCE IN DRY CONDITIONS.
4. A DEWATERING BAG IS TO BE PLACED AND BE READY FOR ANY PUMPED DEWATERING REQUIRED WHILE CONSTRUCTING THE FOUNDATION AND DURING BUILDING CONSTRUCTION PER DETAILS ON PAGE ESC-3

STAGE 3 - ESC (ROAD CONSTRUCTION)

1. A DEWATERING BAG IS TO BE PLACED AND BE READY FOR ANY PUMPED DEWATERING REQUIRED FROM THE TRENCHES OR STORM STRUCTURES PER DETAILS ON PAGE ESC-3. TRENCH WATER SHALL BE PERMITTED TO ENTER THE STORM SEWER SYSTEM.
2.

SEAL:

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1	0	06-13-2024	ZBA OPA SUBMISSION - CONDO
1	0	10-05-2023	ZBA OPA SUBMISSION

PROJECT NO: 231-103
DATE: JUNE 2024
ORIGINAL SCALE: 1:150
DESIGNED BY: K.PILON
DRAWN BY: K.PILON
CHECKED BY:
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm

TITLE:
EROSION AND SEDIMENT CONTROL
STAGE 1
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: ESC-1

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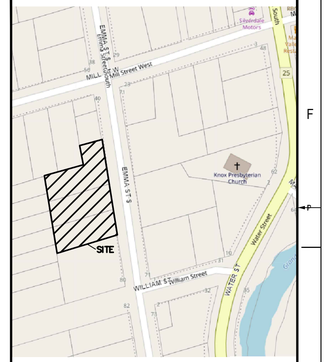

BENCHMARK TOP OF FIRE HYDRANT 457.34 AND CONCRETE RETAINING WALL NORTHEAST CORNER OF SITE 458.39 AS SHOWN ON THE PLANS.

SEAL:

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TITLE:
EROSION AND SEDIMENT CONTROL STAGE 2
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: ESC-2

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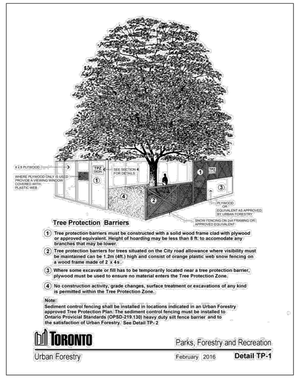


Figure B1-2: City of Toronto tree protection barrier detail (City of Toronto, 2016)

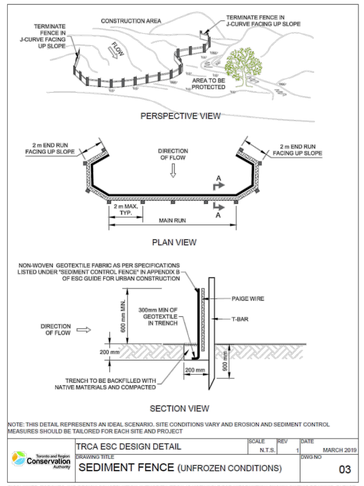


Figure B2-3a: Design detail for sediment control fence (unfrozen conditions).

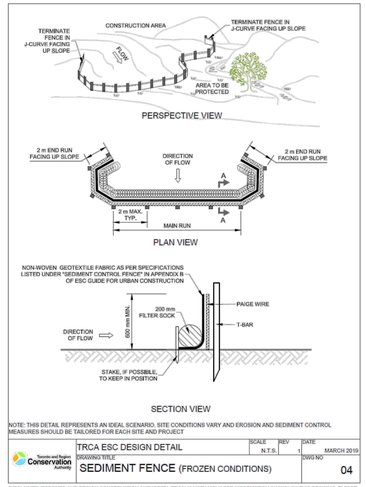


Figure B2-3b: Design detail for sediment control fence (frozen conditions).

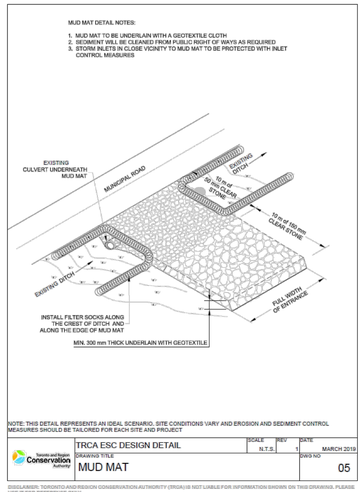
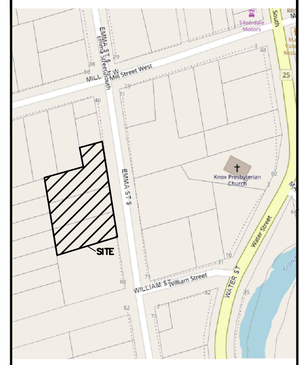


Figure B2-29: Design detail for mud mat for construction site vehicle access



BENCHMARK TOP OF FIRE HYDRANT 457.34 AND CONCRETE RETAINING WALL NORTHEAST CORNER OF SITE 458.39 AS SHOWN ON THE PLANS.

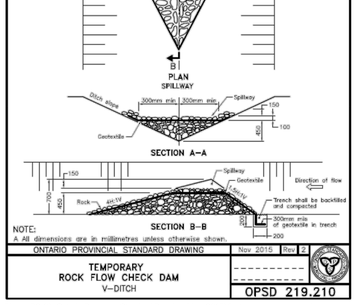


Figure B2-10: Ontario Provincial Standard Drawing (Nov. 2015) for temporary rock check dam in a v-shaped conveyance channel

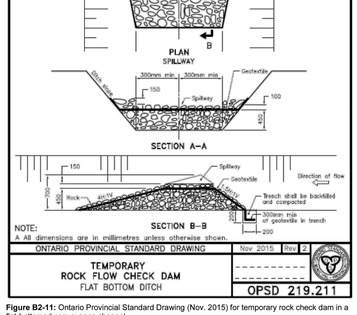


Figure B2-11: Ontario Provincial Standard Drawing (Nov. 2015) for temporary rock check dam in a flat-bottomed conveyance channel

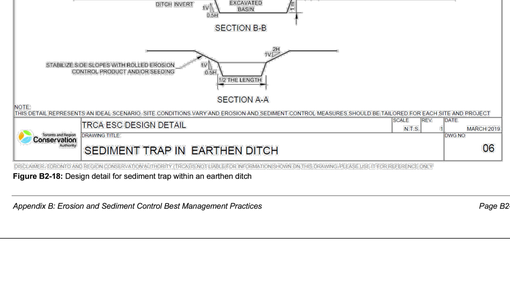


Figure B2-18: Design detail for sediment trap within an earthen ditch

Drawings for site plan approval will need to have general notes page indicating all specs.

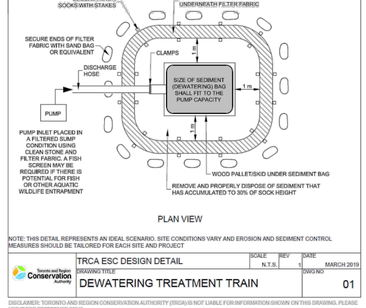


Figure B2-16: Dewatering bag treatment train (unfrozen conditions)

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CHECKED BY:
25mm

TITLE:
EROSION AND SEDIMENT CONTROL
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: ESC-2

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appears to be 0% even with filling up to top of wall. Will need to transition to asphalt gutter slightly sooner due to this conflict that likely can't be rectified.

459.39 on retaining wall

458.39 TC

Retaining wall will require guard, designed by structural engineer. Retaining wall expected to have subdrain which will need to tie into the system

If these trees border the property line permission will be needed from adjacent owner for removal.

There is no ponding on the structures which will reduce the ability of the structures inlet flows. Inlet capability of the system needs to be reviewed.

This area will not drain to a storm inlet based on the grading design. Storm drainage area plan is to be revised or the grading is to be revised to retain runoff from 100 yr storm on the site.

What is the top of foundation wall/retaining wall. Confirm elevation is minimum of 6 inches (0.15m) below that. The architects drawing do not indicate what the elevation is.

Label any depressed curbing proposed on the site

Provide a cross section or show grade points along a few spots at '+' locations with sidewalk and boulevard grades

Boulevard too steep.

Labeling property line elevations would assist in the grading plan review for next submission.

This area will not drain to a storm inlet based on the grading design. Storm drainage area plan is to be revised or the grading is to be revised to retain runoff from 100 yr storm on the site.

Grates should not be located with part of the inlet projecting past a curb or edge of asphalt, along a curb radius or in a driveway depressed curb. Select which edge the grate should be fully sited against.

Architectural drawings do not show a 1m drop along the front. Is this accomodated for in the design.

Max 3:1 (could incorporate wall into curbing, but it should drop at back of curb so facilitate max 3:1 grading)

Min 0.6m from HP, add hazard strip sign to HP

Terminate sidewalk at asphalt driveway

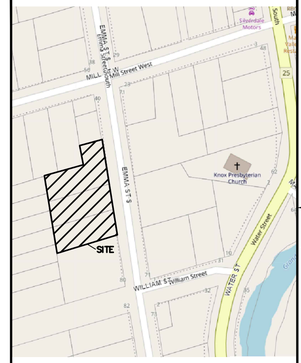
Provide internal swale (min 0.15m lower than property line)

Update structure to DICBMH given it's location on the hill. Also recommend lowering to provide some ponding in order to inlet

Structure/storm sewer should be lowered to provide some ponding capacity for water to enter the CB inlets before spilling down the hill. Consider changing structure to DICB.

Should not be within the potential access.

Will be required to grade/re-asphalt - Provide straight line from edge of gate out to road to meet up with sidewalk termination. Would need to discuss with Owner similar to new CB.



TYPICAL SWALE DETAIL
NOT TO SCALE

TYPICAL PERIMETER SWALE DETAIL
NOT TO SCALE

BENCHMARK TOP OF FIRE HYDRANT 457.34 AND CONCRETE RETAINING WALL NORTHEAST CORNER OF SITE 458.39 AS SHOWN ON THE PLANS.

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TITLE:
GRADING PLAN
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: GRAD-1

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GENERAL NOTES:

Retaining wall subdrains tieing into the system?

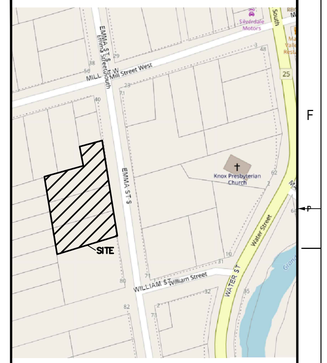
Provide the inverts at crossing
STM INV. ~454.52 OBV: ~456.17
WATER OBV.

Note: Is this the ideal spot to enter the building? It would be preferred for it to go under smaller storm sewer if that was feasible with design.

Text in report indicates 150mm dia. orifice

Has there been a discussion with this property owner? Is the owner prepared to accept this as private or provide an easement to the Town.

Refer to comments on grading plan



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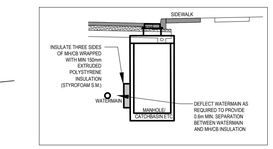
DRAWN BY: K.PILON	
CHECKED BY:	25mm

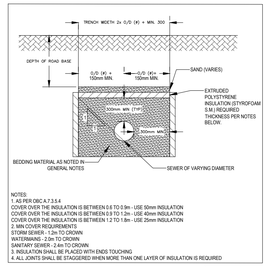
TITLE:

SERVICING PLAN
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: SERV-1



MANHOLE/CATCHBASIN INSULATION DETAIL
N.T.S.



NOTES:
1. AS PER OBC A 7.3.5.4
COVER OVER THE INSULATION IS BETWEEN 0.6 TO 0.9m - USE 50mm INSULATION
COVER OVER THE INSULATION IS BETWEEN 0.9 TO 1.2m - USE 40mm INSULATION
COVER OVER THE INSULATION IS BETWEEN 1.2 TO 1.8m - USE 25mm INSULATION
2. MIN COVER REQUIREMENTS
STORM SEWER - 1.2m TO CROWN
WATERMAIN - 1.7m TO CROWN
SANITARY SEWER - 2.4m TO CROWN
3. INSULATION SHALL BE PLACED WITH ENDS TOUCHING
4. ALL JOINTS SHALL BE STAGGERED WHEN MORE THAN ONE LAYER OF INSULATION IS REQUIRED

INSULATION FOR VARIOUS INFRASTRUCTURE
N.T.S.

Extend curb and gutter OPSD 600.040 to min. 1m past DCB and terminate. Tie into driveway curbing. Will need to adjust CB slightly.

What is this line intended to be?

Show water service

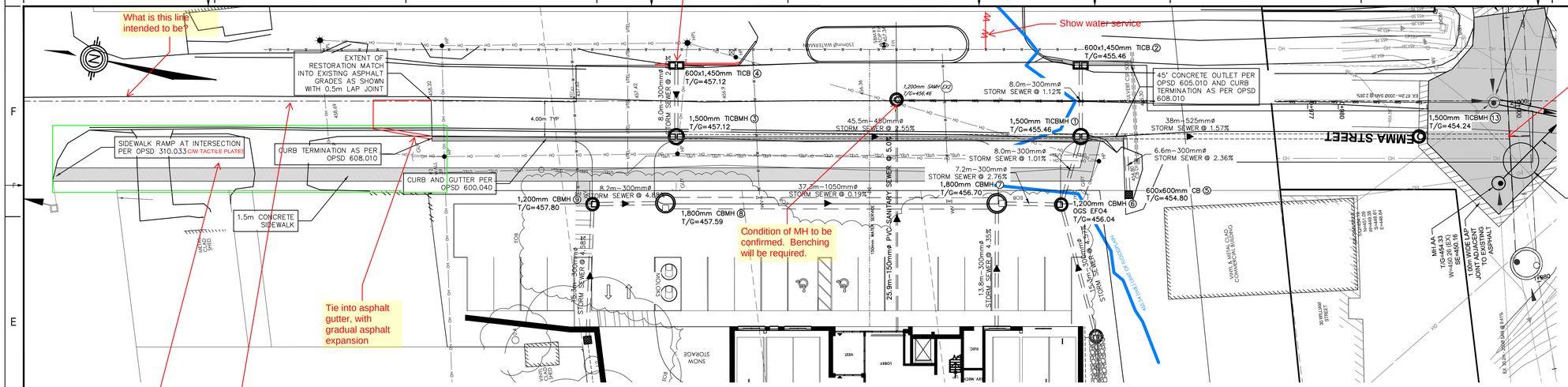
Survey this location as well. It will allow you to remove the GM BluePlan items that are unrelated to this project.

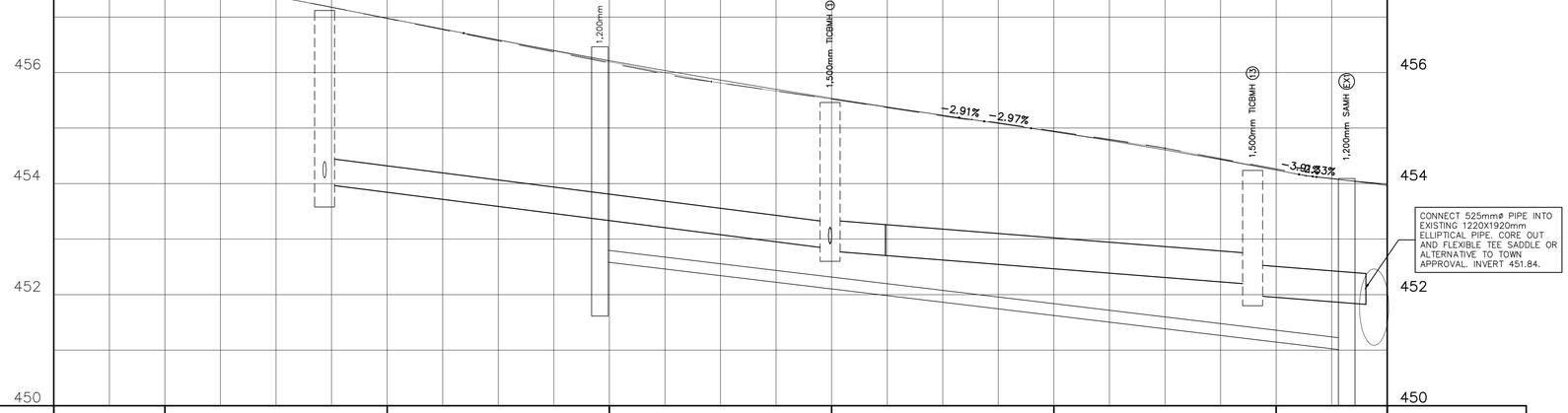
Condition of MH to be confirmed. Benching will be required.

Tie into asphalt gutter, with gradual asphalt expansion

Label chainage

Please extend topographic survey into this location. There will need to be some re-grading to address slope of sidewalk from Amaranth Street

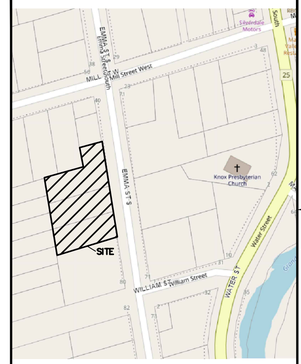




STATION	0+060	0+080	0+100	0+120	0+140	0+160	0+170	STATION
CENTERLINE GRADE FINISHED	458.15	457.76	456.97	456.17	455.52	454.95	454.26	453.97
CENTERLINE GRADE EXISTING	458.15	457.76	456.97	456.17	455.52	454.95	454.26	453.97
SANITARY SEWER INVERT			EX2 0+096.15 T/G 456.46 S 452.61 W ???? (NEW) EX1		NEW 37.20m 200mmø SANITARY SEWER @ 2.39%		EX1 0+157.85 T/G 454.09 N 451.00	SANITARY SEWER INVERT
STORM SEWER INVERT	3 0+057.37 T/G 457.12 S 454.00 E 454.10	NEW 45.49m 450mmø STORM SEWER @ 2.55%	1 0+119.86 T/G 455.46 N 452.94 W 452.52 E 452.91	NEW 4.98m 525mmø STORM SEWER @ 1.61%	NEW 33.05m 525mmø STORM SEWER @ 1.57%	13 0+157.89 T/G 454.24 S 452.20	NEW 10.18m 525mmø STORM SEWER @ 1.57% N 451.84	STORM SEWER INVERT

New or Existing?

The difference between the N and S invert should be at least 0.75m to match obvert to obvert. Modify drawing as a result.



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PROJECT NO: 231-103
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CHECKED BY:
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TITLE:
PLAN AND PROFILE
40 EMMA STREET
GRANDVALLEY

SHEET NUMBER: P&P1

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BURNSIDE
[THE DIFFERENCE IS OUR PEOPLE]

July 25, 2024

Via: Email

Mark Kluge
Planner
Town of Grand Valley
5 Main Street North
Grand Valley ON L9W 5S6

Dear Mark:

Re: 40 to 60 Emma Street
OPA01-2023 and Z05-2023
Project No.: 300056012.0000

Background

The revised application replaces the previous 8 townhouse unit development with a new concept of a condominium apartment building with 18 units (15 - 2 bedroom and 3 - 1 bedroom) apartment. There are a total of 38 parking spaces proposed with 16 being provided on the first floor, and the remaining provided in the outdoor parking area. The application is required to obtain necessary zoning and official plan amendments for residential purposes and will ultimately require site plan approval. We have provided a separate letter including more detailed comments that would be addressed at a later stage, being site plan approval, after official plan and zoning amendment approvals are obtained.

Comments

We have no objections to the application, subject to receiving the same from GRCA and HydroOne given the site's location. We do note that the Town now has an adequate water supply to support this development as the Town's new well has recently been commissioned. Subsequent to the previous letter that was written, the Town is currently overcommitted in wastewater allocation due to significant increases in flow observed in 2023 which cause has yet to be determined, however is being investigated. We believe the Town will be able to support this development so long as flows return to expected historical levels.

Should you have any questions please contact me.

Yours truly,

R.J. Burnside & Associates Limited

Carley Dixon

Carley Dixion, P.Eng.
CD:CD

July 18, 2024
Project Number: 190011

Mr. Mark H. Kluge, MCIP RPP
Planner
Town of Grand Valley
5 Main Street North
Grand Valley, ON L9W 5S6

Re: Pre-Consultation Request for Comments
40 to 60 Emma Street, Town of Grand Valley, ON

Dear Mr. Kluge:

Based on the information provided in your email dated June 24, 2024, regarding the pre-consultation request for comments for a proposed in-fill residential building development, the following provides a summary of the Source Water Protection screening for "the Site" located at 40 to 60 Emma Street. This screening process includes a review of the Source Protection Water Quantity and Quality Information as per the Ministry of the Environment, Conservation and Parks (MECP) online Source Protection Information Atlas and a review of applicable Source Protection Plan (SPP) policies based on proposed future activities and circumstance on the Site.

It is understood that the proposal under review is for a 4-storey 18-unit multiple residential building and that the Site will be fully connected to municipal sewer and water services.

As show in Figure 1, the Source Protection Water Quantity Information indicates that the Site is in a Significant Groundwater Recharge Area (SGRA). A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water. However, it is noted that the information also indicates that the Site is located in an area currently assessed as not experiencing water quantity stress (i.e. is not located in a WHPA Q1 or WHPA Q2).

The Source Protection Water Quality Information for the site is summarized in Table 1 and shown in Figure 2. All three existing lots fall within an area designated as a Highly Vulnerable Aquifer (HVA). This is a measure of the underlying aquifer's vulnerability to adverse impacts on water quality based on factors such as depth of the aquifer, what sort of soil or rock is covering it, and the characteristics of the soil or rock surrounding it.

Table 1: Source Protection Water Quality Information Summary

Assessment Parcel Address:	40, 50 and 60 Emma Street
Source Protection Area:	Grand River
Wellhead Protection Area (WHPA):	C; score 8
Wellhead Protection Area E (GUDI):	No
Intake Protection Zone:	3; score throughout the site ranges from 1 to 4
Issue Contributing Area:	No
Significant Groundwater Recharge Area:	Yes
Highly Vulnerable Aquifer:	Yes; score is 6

It should be noted that while the Site is in an area designated as both a Significant Groundwater Recharge Area (SGRA) and a Highly Vulnerable Aquifer (HVA) there are no existing significant threats to drinking water on the Site. In addition, based on the Vulnerability Score and the assumption that the activities and circumstances would be the same for all three existing lots, the applicable policies related to water quality are the same for all three lots.

Based on the proposed land use, activities and circumstances that are likely to exist in the future on the Site, the only potential Significant Drinking Water Threat would be the storage and handling of DNAPLs. Therefore, the only applicable policy in the SPP is DC-GV-CW-8.3 which states the following:

> *"To ensure any existing or new handling or storage of a dense non-aqueous phase liquid ceases to be or never becomes a significant drinking water threat, where such an activity is, or would be, a significant drinking water threat, the Town shall develop and implement an education and outreach program to encourage the use of alternative products, where available, and the proper handling/storage and disposal procedures for these products."*

It is therefore recommended that the Town of Grand Valley incorporate existing Education and Outreach materials as part of the approval package.

In addition, it is recommended that in the review process, the Town of Grand Valley should consider the fact that the Site is located within a SGRA and HVA and therefore request that Low Impact Development (LID) practices be implemented with the aim to protect both water quantity and water quality.

Should you need any further assistance on this matter please do not hesitate to contact me.

Sincerely,
BluMetric Environmental Inc.

Muriel Kim-Brisson, M.Sc.
RMO-RMI Town of Grand Valley

Encl.

Ref: 40 to 60 Emma Street Pre-Consultation SWP Review July 2024

Figure 1 - SGRA for 40 to 60 Emma Street, Town of Grand Valley

Legend

Significant Groundwater Recharge Area

- N/A
- 0
- 2
- 4
- 6

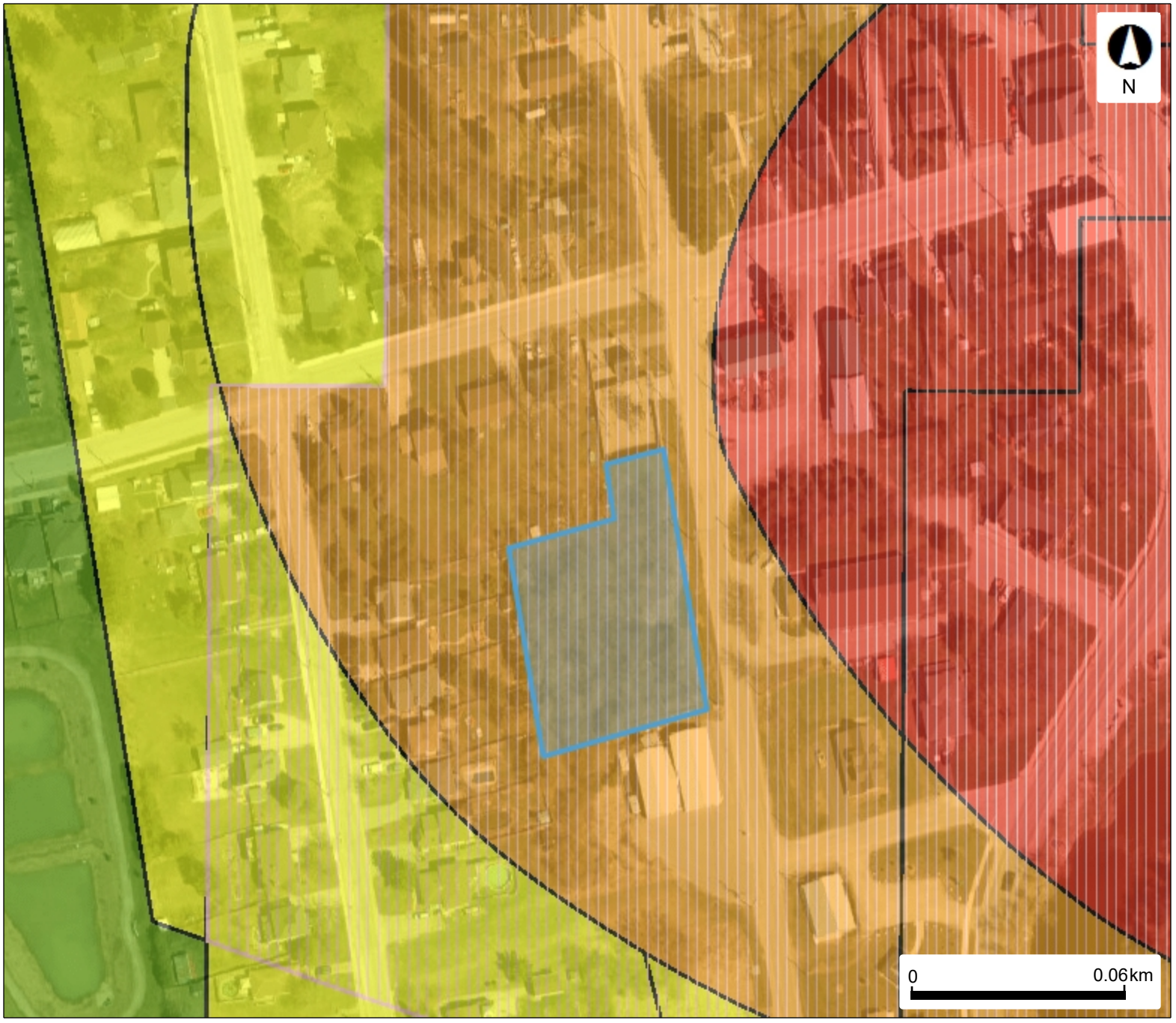
This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.

Ontario

Map Created: 7/17/2024

Map Center: 43.89629 N, -80.31683 W

Figure 2 - WHPA VS and HVA for 40 to 60 Emma Street, Town of Grand Valley



Legend

- Highly Vulnerable Aquifers
- Vulnerable Scoring Area - Groundwater
  - 2
  - 4
  - 6
  - 8
  - 10

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.

Ontario

Map Created: 11/28/2022
Map Center: 43.8966 N, -80.31695 W

CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

July 31, 2024

Town of Grand Valley
Planning Department

To: Mark Kluge

Re: **Application No:** OP01-2023 and Z05-2023
40, 50, 60 Emma Street
Town of Grand Valley

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

In order to provide mail service for this development, Canada Post requests that the owner/developer comply with the following conditions:

⇒ The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. ***For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.***

⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our revised National Delivery Policy, **street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door**. For example:
- extra mail compartments can be provided to accommodate these units in the main mailbox panel
- if these units are not part of the condo then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.

The Developer's agent should contact a Delivery Supervisor – **Oakville Post office – 2420 Speers Rd**
Phone number 905-338-1199 X 2002, 2003 for mailroom/lock box inspection and mail delivery startup.

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Sincerely,

Anna Burdz
Delivery Planner GTA
anna.burdz@canadapost.ca

Date: August 8, 2024

To: Town of Grand Valley

Re: Revised Application for 40, 50 & 60 Emma Street - OP01-2023 and Z05-2023

Dufferin County is in receipt of the Request for Comments for the above noted application, dated 2024-04-25. The request for comments was circulated to the following department(s):

1. Planning and Development
2. Building Services
3. Public Works - Engineering Division

The department(s) have reviewed the documents submitted with the request for comments against the applicable policies. The comments are on the following pages.

Please keep Dufferin County informed concerning the status of the attached comments and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Kind Regards,

Diksha Marwaha
Planning Coordinator
Phone: 519-941-2816 Ext. 2516
planner@dufferincounty.ca

Date: June 27, 2024

From: Planning and Development

The County of Dufferin Planning division has reviewed the revised materials and has the following comments:

- The Township shall ensure that the conclusions and recommendations outlined in the Environmental Noise Report are implemented at either the SPA stage and/or prior to final occupancy.

There are no additional comments or concerns from County Planning staff.

Kind regards,

Liam Morgan
Development Planner
Phone: 519-941-2816 Ext. 2511
lmorgan@dufferincounty.ca

Date: July 15, 2024

From: Building Services

We have the following comments:

- Label fire access route(s), fire hydrant, and fire department connection on site plan.
- Label R12 turning radius for fire route(s).
- Provide floor plans which have a minimum of 15% of all residential suites which have a Barrier Free Path of Travel as per Sentence 3.8.2.1.(5) and (6).

Thanks,

Doug Kopp, Plans Examiner.

Date: August 7, 2024

From: Public Works

Th County Engineering division has no comments, and we defer the engineering review to the Town of Grand Valley.

Regards,

Shophan Daniel, C.E.T., GDPA
Engineering Review Lead | Public Works Department
sdaniel@dufferincounty.ca

Dufferin-Peel Catholic District School Board

Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga, ON, L5R 1C5, Tel: (905) 890-1221

June 24, 2024

Mark H. Kluge MCIP RPP, Planner – by email: mkluge@townofgrandvalley.ca
Town of Grand Valley
5 Main Street North
Grand Valley, ON L9W 5S6

Re: Official Plan Amendment, Zoning By-Law Applications – File No. OPA01-2023 and Z05-2023
40, 50, 60 Emma Street, Town of Grand Valley

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments.

The applicant proposes the development of 18 residential units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Andrew	556	487	3
Secondary School	Robert F. Hall	1434	1293	0

The Board requests that the following condition be incorporated in the conditions of draft approval:

That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.

(a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

(b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

Joanne Rogers
Senior Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24299
Joanne.rogers@dpcdsb.org

From: Justin Foreman <jforeman@gvdfd.com>
Sent: July 8, 2024 10:04 AM
To: Mark Kluge <mkluge@townofgrandvalley.ca>
Subject: RE: REVISED APPLICATION for 40, 50 & 60 Emma Street - OP01-2023 and Z05-2023

Good Morning, Mark,

As discussed, my only concerns are the height of the building and future buildings. GVDFD not having a ladder truck to properly mitigate a rescue in a fire situation on the upper floors. Also gaining access to the roof in a fire situation, and not having an elevated master stream in the case of fire. This doesn't mean they can't build; I just want it to be clear not having a ladder truck for low - rise or high-rise buildings and our current main street is a great concern from a fire protection standpoint.

Please feel free to contact me if you have any questions.

Regards,

Justin Foreman
Fire Chief
Grand Valley & District Fire Department
T. 519-928-3460 | C. 519-278-6328 | F. 519-928-2456
Email: jforeman@gvdfd.com
2 Watson Rd. Grand Valley, ON L9W 6N9
www.gvdfd.com

PLANNING DEPARTMENT
Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2
Email: municipal.cirrulations@ugdsb.on.ca
Tel: 519-822-4420 ext.821 or **Toll Free:** 1-800-321-4025

29 July 2024

Mark Kluge
Town Planner
5 Main St North
Grand Valley, ON
L9W 5S6

Dear Mr. Kluge:

Re: **40, 50 & 60 Emma Street - OP01-2023 and Z05-2023**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted Official Plan and Zoning Bylaw amendments to facilitate the construction of an 18-unit apartment building.

To support students walking to school, the Board encourages the construction of a sidewalk across the front of the development site to provide a safe walking connection to the existing sidewalk on Emma St. S., north of Mill St. W.

Additionally, please be advised that the Planning Department **does not object** to the application, subject to the following condition:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Hailey Till
Planning Technician

PLN: 24-020
File Code: R14