



December 11, 2025

**Via: Email**

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

Dear Mark:

Re: **Township File: Z03-2025**  
**193064 Amaranth- East Luther Townline**  
**Project No.: 300061231.0000**

I am responding to your email of December 1st where the applicant has submitted a revised SWM Impact Assessment (dated November 28, 2025) to respond to Burnside's letter dated November 26, 2025.

I have reviewed the revised report. The report concludes that any future buildings resulting in additional coverage will be placed on a surface that is already gravel, and therefore there is no adverse impact.

It is unclear how further expansion of hard surfaces of the site would be prevented, knowing that the site has done such that over the last few years as evident on the air photos available on Google Earth and the County's GIS mapping.

Our opinion remains the same as the former letter. I would not object to the proposed rezoning if a Hold provision were to be added, requiring a Site Plan for this property and a site plan agreement which will prevent any further hard surfaces being added on this property without stormwater management in place.

Should you have any questions please contact me.

Yours truly,

**R.J. Burnside & Associates Limited**

A handwritten signature in black ink that reads 'Carley Dixon'.

Carley Dixon, P.Eng.  
CD:cd



November 26, 2025

**Via: Email**

Mark Kluge, MCIP, RPP  
Manager of Planning  
Town of Grand  
5 Main Street North  
Grand Valley ON L9W 5S6

Dear Mr. Kluge:

**Re: Subject: 03-2025, 193064 Amaranth East Luther Town Line  
Project No.: 300034433.0000**

I am responding to your email of November 17, 2025. To provide some background, the application is to increase the permissible area of buildings on the site, which is requested to build a garage area to house vehicles. My initial response was to express concern for potential changes in runoff and to request a stormwater management assessment. Your email of November 17 provided me with a second submission from Driven Engineering Inc.

Unfortunately, this updated report still does not address my concern. I had hoped to receive an assessment of the outlet along with an engineering opinion of whether or not the outlet was vulnerable to erosion from flow increases. Our key consideration is for the protection of downstream properties but we were not provided with any downstream assessment at all. Typically, we are provided with sufficient information to allow us to grant approval on the basis of the engineering report that we receive.

In the absence of receiving that information I visited the site on November 24, 2025 and walked the outside perimeter, hoping to complete my own assessment of the receiving lands. Although the Stormwater Impact Assessment describes the general drainage as *"from southeast to northwest toward the Grand River"*, that description did not apply to my observations on site. To be clear, I had anticipated a surface outlet near the northwest corner of the site but that location was of lesser significance than I had anticipated.

I subsequently investigated local drainage records for this area and found that a Municipal Drain applies to about half of the site. The clip below is from the Black Drainage Works project that dates to 1997. The subject site was identified at the time as belonging to P & J Vieira.



The drawing shows us:

1. The site does not in fact all drain towards the northwest. More accurately, the drainage of the site is divided into two halves that are almost equal in area. One flows northeast and the other southwest.
2. The note that says "B045" indicates that a buried drainage tile extends to the corner of the subject site and is relied upon for the drainage of about half of the site.

We agree with the description of existing site conditions as provided in the Stormwater Impact Assessment. Specifically, it describes the land as having about 45% coverage with impervious surfaces such as gravel, asphalt and buildings. This is a relatively large coverage for a rural site. I was unable to find any previous Site Plan or drainage design to show that this coverage has been considered in any existing drainage plan. My concern is therefore heightened from my initial review and I am unable to recommend approval without a fulsome stormwater management assessment. I would not object to the proposed rezoning if a Hold provision were

to be added, requiring a Site Plan and complete Stormwater Management Report prior to any implementation.

Please let me know if further discussion is required.

Yours truly,

**R.J. Burnside & Associates Limited**



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