



March 4, 2022

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario
K0L 3A0

Attention: Martina Chait, Deputy Clerk

Dear Ms. Chait,

**Re: 4034 Centre Road – Site Plan Approval
Township of Douro-Dummer
Drainage and Grading Review – 1st Submission
D.M. Wills Project No. 88002**

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer to complete an Engineering Review of the proposed grading and drainage for the property located at 4034 Centre Road. The grading and drainage design is illustrated to the Site Plan and was provided to the Township in support of the proposed Site Plan Approval.

The following information was received as part of this Peer Review:

- Application to Amend Zoning By-law 10-1996
- Application for Site Plan Approval
- Site Plan, prepared by M.J. Davenport and Associates Limited, dated April 2021
- Source Water Protection (SWP), Land Use Notice, dated December 14, 2021
- Planning Report, prepared by Ron Davidson Land Use Planning Consultant Inc., dated December 13, 2021
- Scoped Environmental Impact Study (scoped EIS), prepared by Oakridge Environmental Ltd., dated October 2021
- Stage 1 Archaeological Assessment, prepared by York North Archaeological Services Inc., dated August 18, 2021
- First Nation Engagement, prepared by York North Archaeological Services Inc., dated August 18, 2021

All items were reviewed as background information for the proposed development; however, the scope of the engineer review is limited to the Site Plan. A site visit was completed on March 3, 2022.



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D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

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Comments

Based on the information provided, we have the following comments regarding the proposed Site Plan and Grading Design:

1. The Grading Plan should be sealed.
2. The limits of the on-site parking area should be illustrated on the Site Plan, including the proposed surface treatment.
3. Roof downspout locations and sump pump discharge points should be illustrated and include appropriate splash pads.
4. The proposed slopes away from the building should be labelled and confirmed that a minimum 2% slope is achieved.
5. The following general notes should be added the grading plan:
 - a. Drainage shall be self-contained on site by the construction of swales or drain to a protected outlet. Drainage shall not impact adjacent properties.
 - b. Sediment and erosion control measures shall be implemented to prevent migration of silt and sediment from the subject lot to any adjacent lot, including municipal right-of-way. Special care shall be taken to ensure that silt and sediment laden surface water does not enter any watercourses or environmentally sensitive area, either overland or through the storm drainage system. The owner/builder shall comply with all directives issued by any of the environmental agencies.
 - c. Interim grading measures may be required during building construction to ensure that drainage does not adversely affect the neighboring properties. Rough grading of the property shall be completed such that drainage is contained on site or controlled to a protected outlet.
 - d. Sump pump discharge points must be wholly within private property.
 - e. The owner/builder is responsible for obtaining utility and servicing locates prior to any works.
 - f. All disturbed areas are to be sodded or seeded over a minimum of 150mm of topsoil or approved equivalent.
 - g. No elevations will be less than 0.15m between final grade and Top of Foundation Wall.



- h. The submission of this plan represents that Owner hereby acknowledges that any grading changes that occur through the construction that result in adverse effects to existing adjacent properties will result in an as-constructed site grading plan will be required.

We trust that this information is suitable for your purposes at this time.
Please contact our office if you have any questions or require clarification.

Respectfully submitted,

A handwritten signature in black ink that reads "Chris Proctor-Bennett".

Chris Proctor-Bennett, P.Eng.
Group Leader, Stormwater Management Engineering

CPB