



October 31, 2024

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Township of Douro-Dummer
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Via email: planning@ptbocounty.ca

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Attention: **Planning Department**

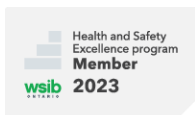
Christina Coulter, Planner

**Re: Zoning By-law Amendment and Draft Plan of Subdivision
 Riel Subdivision
 Stormwater Management Comment/Response
 D.M. Wills Associates Project No. 19-85010**

PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

On behalf of our client, Jason Riel, please find the following responses to comments received on the Draft Plan of Subdivision and Zoning By-law Amendment applications (file no. 15T-23002) in the summary table below.

DPA-ZBA-1 ORCA	01.0	Water quantity controls are required for this site.	
DPA-ZBA-1 ORCA	01.a	Please demonstrate how peak flows from drainage areas EXT-301 and PR-103 are being controlled to pre-development rates.	<p>Wills has updated our modelling and preliminary stormwater facility sizing calculations and confirms that flows from EXT-301 and PR-103 can be controlled to pre-development flow rates. The outlet structure will be a concrete headwall with a v-notch weir located within the roadside ditch near Block C.</p> <p>We note that outflow from these catchments in existing conditions is directed to a low area on the Site, without a defined outlet. In the proposed condition, this low area will be regraded to direct runoff to the Indian River (OUT-3). As the Indian River Regulatory Flood Mapping includes flows from these catchments and peak flows will be controlled to predevelopment, the proposed development will not</p>



			increase the regulatory flood limits to downstream properties.
DPA-ZBA-1 Peer Review SWM (Stantec)	05.0	<p>Stantec's Comment June 7, 2023: The SWM Report (2022) does not demonstrate how the water balance target is satisfied.</p> <p>D.M. Wills Response April 17, 2024: A detailed water balance analysis comparing to existing conditions has not been required.</p> <p>Stantec's Comment June 6, 2024: The design criteria (section 3.1) states that" To incorporate Low Impact Development (LID) features within the proposed stormwater management strategy to mimic the natural hydrologic cycle." Which indicates that water balance analysis comparing to existing conditions is required.</p>	A Preliminary Water Balance Analysis has been completed. With the proposed infiltration in the roadside ditches and infiltration galleries on each lot, the proposed development will increase the average annual infiltration volume by 6.1%, exceeding the water balance target.

No changes to the Stormwater Report or Drawings were required; however, we have provided a standalone letter including the Water Balance Analysis.

We trust the above comment/response summary table is satisfactory for your purposes. Please feel free to contact our office if you have any questions.

Respectfully submitted,



Marnie Saunders, BES, CPT
Senior Land Use Planner

MS/jh