

Conservation Partners Partenaires de conservation

Mississippi Valley Conservation Authority  Office de protection de la nature de la vallée Mississippi

OFFICE DE PROTECTION DE LA NATURE DE LA VALLÉE RIDEAU  RIDEAU VALLEY CONSERVATION AUTHORITY

 SOUTH NATION CONSERVATION DE LA NATION SUD

File: PHTPC-3

June 18, 2020

Keith Riley
Argue Construction Ltd.
2900 Carp Road
Carp, ON
K0A 1L0

Dear Mr. Riley:

**Re: Review of Headwater Drainage Feature Assessment - GEMTEC
2822 Carp Road, City of Ottawa (Huntley)**

The staff of Mississippi Valley Conservation Authority (MVCA) has reviewed the Headwater Drainage Feature Assessment prepared by GEMTEC Consulting Engineers and Scientists Limited, dated May 14, 2020 for 2822 Carp Road in the City of Ottawa. The report has been prepared in preparation for a Site Plan Approval application for the subject property. Through pre-application consultation with the City of Ottawa an assessment of the watercourse on the property was deemed necessary.

Summary of Proposal

It is our understanding; the proposed site plan application is to permit two multi-unit commercial buildings and the proposed development requires infilling the watercourse on the subject property.

Property Overview

The subject property is located adjacent to a tributary of Huntley Creek and is within the Carp River Watershed/Subwatershed Study area.

The Carp River Watershed Study has identified the subject property as a high groundwater recharge area. High groundwater recharge areas have an infiltration target of 262 mm/year for any site redevelopment. It is important to maintain surface water flow from the site to the drainage feature that flows south to Huntley Creek.

Headwater Drainage Feature

The report has identified a headwater drainage features existing on the subject property and concludes that the impacts of infilling the current features can be mitigated through the following measures:

- Replicate hydrologic functions through enhanced lot level conveyance measures, such as Low Impact Development stormwater options or well-vegetated swales connected to downstream;
- Consideration of using clean roof drainage directed to vegetated swales or bioswales to mitigate the loss of catchment area during potential future site redevelopment;

- All future development and construction activities within the study area, including ditching, culvert installation, erosion and sediment control and storm water management should be completed in accordance with Ontario Provincial Standard Specification 182 and OPSS 805; and
- No in-water work should occur between March 15 and June 30 of any year to protect downstream fish habitat. This in-water timing restriction is likely to result in any modification to the watercourse occurring 'in the dry'.

In general, MVCA supports the recommendations of the report, however in order to implement the required mitigation measures outlined, a development proposal and stormwater management plan for the site is required. Further information regarding the design of the on-site stormwater management is necessary to ensure the existing hydrology of the headwater feature is maintained and should be provided in tandem with the proposed site design. Therefore, MVCA recommends that the development proceed through site plan approval prior to the issuance of a permit under Ontario Regulation 153/06 for the infilling of the headwater drainage feature.

Conclusion

MVCA can support the proposed infilling of the headwater drainage feature but requires more information regarding the design of stormwater management intended to replicate the existing hydrology. MVCA recommends that the proposed development proceed through site plan approval prior to the issuance of a permit under Ontario Regulation 153/06.

Thank you for the opportunity to review and comment.

Please contact the undersigned with any questions that may arise.

Regards,

A handwritten signature in purple ink that reads "Erica C Ogden". The signature is written in a cursive, flowing style.

Erica C. Ogden, MCIP, RPP
Environmental Planner

cc: Anissa McAlpine, City of Ottawa