

# Conservation Partners Partenaires en conservation



June 30, 2022  
File: SNC-2698-2022  
ROLL No: 061460023012200 &  
061460023012202

Jeff Ostafichuk, Planner  
City of Ottawa  
Development Review, Rural  
110 Laurier Avenue West, 4th floor  
Ottawa, ON K1P 1J1

**Subject: Site Plan Proposal D07-12-21-0205  
6150 Thunder Road & 5368 Boundary Road  
Lot 1, Concession 9 (Gloucester)  
Thunder Road Developments (2019) Inc.;  
Exit 96 Developments Inc.**

Dear Mr. Ostafichuk,

The Conservation Partners Planning and Development Review Team has reviewed the site plan proposal for the development at the above-noted location to construct five light industrial buildings to service the distribution, light industrial, logistics and warehousing sectors. The property is bisected by a watercourse; it is subject to a consent application to separate the portion north of the watercourse. The current site plan is solely for the southern portion of the property totaling 15.34 hectares.

The property was recently subject to Official Plan Zoning Bylaw amendments to permit the proposed uses. The rezoning included a O1R zone along the perimeter of the property as a predominantly 30m buffer to the adjacent wetland. The permitted uses in the O1R Subzone are environmental preservation, education and forestry operation.

The following documents were included in the review:

- i. Location Plan, Zoning Review and Site Plan B2r8. Dwg. SPA-01. Prepared by McRobie Architects. Revised November 26, 2021. Stamped and signed.
- ii. Stormwater Management Report. Prepared by JFSA. Dated November 2021. Signed and stamped.
- iii. Grading and Drainage Plans. Dwg. C301-C305. Prepared by LRL. Signed, stamped and dated November 25, 2021.
- iv. Sediment and Erosion Control Plan. Dwg. C101. Prepared by LRL. Signed, stamped and dated November 25, 2021.
- v. Servicing Plan. Dwg. C402-C403. Prepared by LRL. Signed, stamped and dated November 25, 2021.

- vi. Stormwater Management Plan. Dwg. C601. Prepared by LRL. Signed, stamped and dated November 25, 2021.
- vii. Pre & Post Development Watershed Plans. Dwg. C701 and C702. Prepared by LRL. Signed, stamped and dated November 25, 2021.

The following documents were prepared for the Official Plan and Zoning Bylaw amendments and were not revised for the Site Plan Proposal.

- i. Planning Rationale. Prepared by Avenue31. Dated August 2021.
- ii. Revised Concept Plan. Source unknown. File dated July 20 2021.
- iii. Environmental Impact Statement 6150 Thunder Road, Ottawa. Prepared by Kilgour and Associates Ltd. Dated July 15, 2021.
- iv. Headwater Drainage Feature Assessment. Prepared by Kilgour & Associates Ltd. Dated July 15, 2021.
- v. 6150 Thunder Floodplain Mapping Report. Prepared by JFSA. Dated July 2021. Stamped and signed.

We offer the following comments on the Site Plan Proposal:

#### *Site Plan*

1. The new design does not conform to the O1R zoning along the southern boundary of the property. It is noted however that the new design appears to keep stormwater infrastructure outside of the restrictive zone.

#### *Natural Heritage*

The Environmental Impact Statement and Headwater Drainage Feature Assessment were submitted for the earlier applications. The Conservation Partners completed technical reviews and submitted comments. The reports were not revised at that time and have been resubmitted with the current application. Many of the previous comments apply to the current submission.

Previous comments:

2. The time reference chosen for the evaluation of headwater features on site is 'the time of development application'. Therefore, the evaluation is based on the status and characteristics of the site in early 2021, after a portion of the site was cleared of vegetation and alterations to site drainage were made. It is our understanding that 2018 ELC mapping was collected for the property. This information should be used in conjunction with the most complete mapping of the headwater drainage features to fully assess the headwater functions and the management recommendations for the site.
3. The concept plan does not appear to illustrate where the realigned and re-naturalized feature R2 – North fits into the plan. If this feature is to be removed, its length (~245m) of conservation-level management recommendation must be recreated.
4. The adjacent wetlands are assumed to be provincially significant. Please include a discussion of whether the placement of drainage features adjacent to the wetland has the potential to drain the wetlands. Post-construction monitoring should also be considered to ensure that the wetland is not negatively impacted.
5. Any constructed swales must replicate flow conditions and flow durations of the removed features. Please include a discussion of how the hydroperiod will be maintained post-construction.

New comments:

6. The EIS must be updated to address the previous comments and to reflect the current development proposal.
7. The management recommendations of the headwater drainage features assessment must be quantified, summarized in the final EIS, and reflected in the site plan for the proposal.

### *Stormwater Management*

8. The report states that 80% TSS will be removed. Future submissions should provide design details. Sizing reports and/or supporting calculations demonstrating how 80% TSS will be achieved.
9. It should be noted that the flood plain elevation immediately downstream of the outlet is 75.86 m. With the invert of the outlet pipe set at 75.70m and the bottom of the pond set at 75.80 m. How will the storm facility function during a major storm event?
10. The groundwater appears to be near surface at areas throughout the site and where proposed ponding areas are located. How will groundwater be mitigated to not impact the construction and function of the stormwater management facilities as well as not be impacted by potential contamination?
11. A separate signed and stamped Sediment and Erosion control plan is required demonstrating how the receiving watercourses are protected. The Sediment and Erosion Control plan will:
  - a) Identify who is responsible to install inspect, maintain and remove the control measures
  - b) Identify the inspection and maintenance schedule (how, when, how often i.e. daily/weekly)
  - c) Indicate which control measures are proposed, a legend, their location and corresponding OPSD number
  - d) Indicate that it is to be considered a "Living Document" which may be modified in the event the control measures are insufficient.
  - e) Provide details and sizing calculations on permanent erosion protection measures at all outlets.

### *Floodplain Analysis*

It has been determined that the property will not fall within a regulatory floodplain based on the MNRF technical guidelines due to the small size of the upstream catchment.

The purpose of the floodplain analysis is to demonstrate that the future development of the property will not have a negative impact on flooding and erosion upstream and downstream of the property. The July 2021 report provides initial modelling information but does not clearly support the proposed development. The detailed comments submitted on August 20, 2021, should be reviewed and addressed to satisfy the following comment.

12. The Conservation Partners recommend that the report be updated to acknowledge the current proposed design and to provide a professional opinion on the potential impacts.

*Ontario Reg. 170/06*

South Nation Conservation implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the *Conservation Authorities Act*.

Any interference with a watercourse, including a headwater drainage feature, may require a permit and restriction may apply.

I trust this review is to your satisfaction. If there are any questions or concerns, please feel free to contact our office.

Yours truly

A handwritten signature in black ink that reads "James Holland". The signature is written in a cursive style with a large initial "J" and "H".

James Holland, MSc RPP  
Watershed Planner  
South Nation Conservation