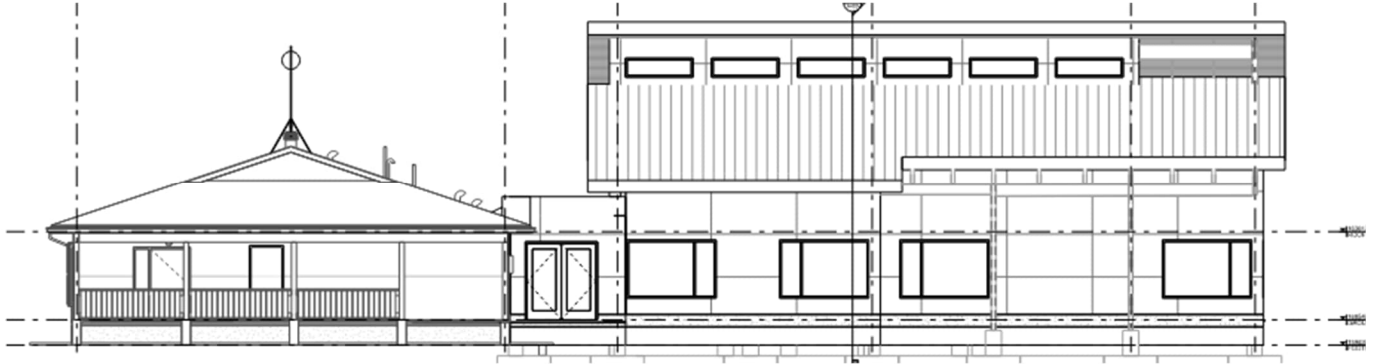


# SERVICING & STORMWATER MANAGEMENT REPORT CORKERY COMMUNITY CENTRE – 3447 OLD ALMONTE ROAD



Project No.: CCO-21-3339

City File No.: D07-12-22-0048

Prepared for: CSV Architects

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Prepared by:

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Rev: July 10, 2023

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## 1.0 PROJECT DESCRIPTION

### 1.1 Purpose

McIntosh Perry (MP) has been retained by CSV Architects to prepare this Servicing and Stormwater Management Report in support of the Site Plan Control process for the proposed development located at 3447 Old Almonte Road within the Carp, ON.

The main purpose of this report is to present a servicing and stormwater management design for the development in accordance with the recommendations and guidelines provided by the City of Ottawa (City), the Mississippi Valley Conservation Authority (MVCA), and the Ministry of the Environment, Conservation and Parks (MECP). This report will address the water, sanitary and storm sewer servicing for the development, ensuring that existing and available services will adequately service the proposed development.

This report should be read in conjunction with the following drawings:

- COO-21-3339, C101 – Grading, Drainage, Site Servicing & Sediment and Erosion Control Plan, Rev 10
- COO-21-3339, PRE – Pre-Development Drainage Area Plan (Appendix 'E')
- COO-21-3339, POST – Post Development Drainage Area Plan (Appendix 'F')

## 1.2 Site Description

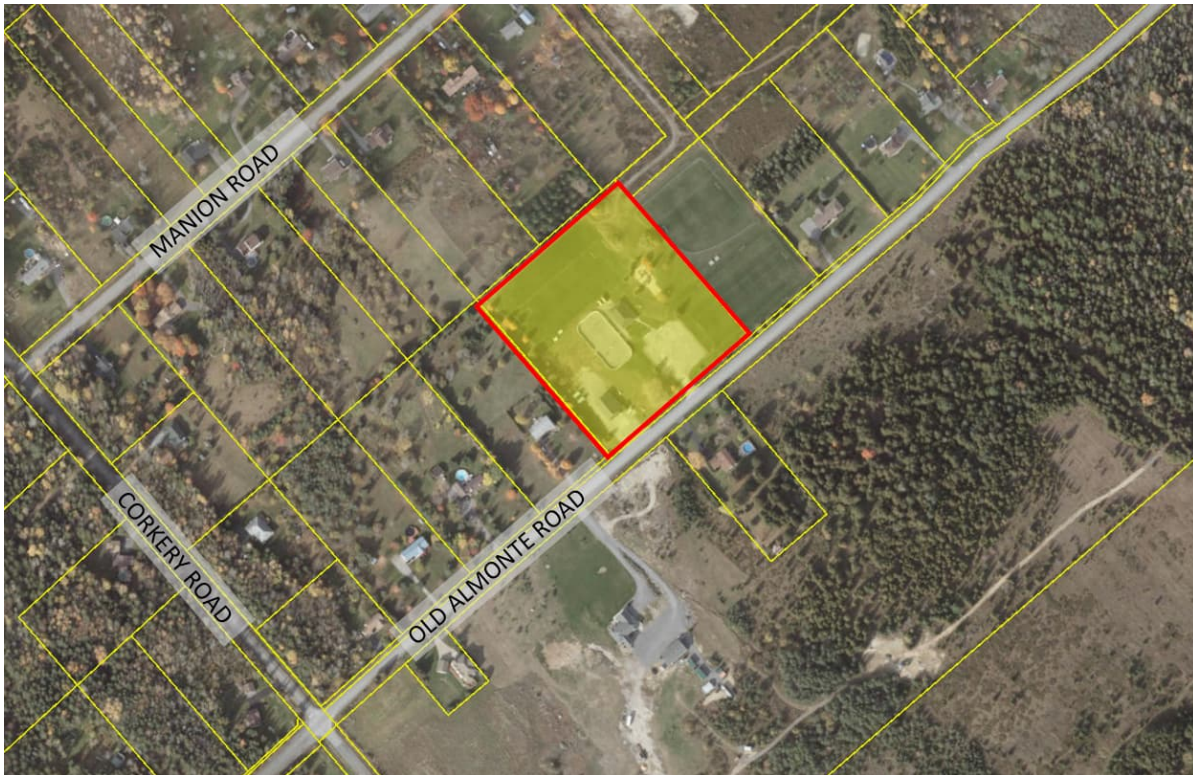


Figure 1: Site Map

The subject property, herein referred to as the site, is located at 3447 Old Almonte Road within the West Carleton – March Ward. The site covers approximately 2.60 ha and is located along Old Almonte Road, east of Corkery Road. The site is zoned for Rural Institutional use (RI3). See Site Location Plan in Appendix A for more details.

## 1.3 Proposed Development and Statistics

The proposed development incorporates a building addition to the existing community centre building. The proposed building addition is 388 m<sup>2</sup> with access from Old Almonte Road and will contain approximately 38 seats within the common area. The total area of the proposed building, including the existing building, is 507.6 m<sup>2</sup>. Street access and parking from Old Almonte Road will remain. The development is proposed within 0.19 ha of the site. The remaining 2.41 ha of land will remain undisturbed. Refer to Site Plan prepared by CSV Architects and included in Appendix B for further details.

## 1.4 Existing Conditions and Infrastructures

There is an existing 120 m<sup>2</sup> community centre, sports rink, soccer field(s), and parking lot are proposed to be retained as part of the development. In addition, City of Ottawa Fire Station 84 is

located within the southwest corner of the site. The existing buildings are serviced via wells, septic systems, and stormwater swale systems.

## 1.5 Approvals

The proposed development is subject to the City of Ottawa site plan control approval process. Site plan control requires the City to review, provide concurrence and approve the engineering design package. Permits to construct can be requested once the City has issued a site plan agreement.

An Environmental Compliance Approval (ECA) through the Ministry of Environment, Conservation and Parks (MECP) is not anticipated to be required for the development as a result of sanitary flows because the site is serviced by a septic system with design flows less than 10,000 L/day and, based on communication with the City Portfolio Manager, industrial grade chemicals are not stored on site. Refer to section 5.0 Sanitary Design.

In accordance with the pre-consultation notes included in Appendix B, the property is not regulated by the Mississippi Valley Conservation Authority under Ontario Regulation 153/06. Therefore, a permit with the MVCA is not required.

## 2.0 BACKGROUND STUDIES, STANDARDS, AND REFERENCES

### 2.1 Background Reports/ Reference Information

A survey (A-4074) of the site was provided by the City of Ottawa and is dated September 2022. The survey has been included in Appendix B.

The Site Plan (A100) was prepared by CSV Architects (Site Plan).

A geotechnical investigation was prepared by EXP Services Inc (OTT-21010977-A0) and dated April 28, 2023 (Geotech Report).

A hydrogeological investigation was prepared by McIntosh Perry Consulting Engineers Ltd (COO-21-3339-01) and dated April 26<sup>th</sup>, 2023 (Hydrogeological Assessment and Terrain Analysis).

A sewage system assessment was prepared by McIntosh Perry Consulting Engineers Ltd (COO-21-3339) (Sewage System Assessment Update).

### 2.2 Applicable Guidelines and Standards

City of Ottawa:

- ◆ Ottawa Sewer Design Guidelines, City of Ottawa, SDG002, October 2012. (Ottawa Sewer Guidelines)
  - Technical Bulletin ISTB-2014-01 City of Ottawa, February 2014. (ISTB-2014-01)
  - Technical Bulletin PIEDTB-2016-01 City of Ottawa, September 2016. (PIEDTB-2016-01)

- Technical Bulletin ISTB-2018-01 City of Ottawa, January 2018. (ISTB-2018-01)
- Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)
- Technical Bulletin ISTB-2019-01 City of Ottawa, January 2019. (ISTB-2019-01)
- Technical Bulletin ISTB-2019-02 City of Ottawa, February 2019. (ISTB-2019-02)
- ◆ Ottawa Design Guidelines – Water Distribution City of Ottawa, July 2010. (Ottawa Water Guidelines)
  - Technical Bulletin ISD-2010-2 City of Ottawa, December 15, 2010. (ISD-2010-2)
  - Technical Bulletin ISDTB-2014-02 City of Ottawa, May 2014. (ISDTB-2014-02)
  - Technical Bulletin ISTB-2018-03 City of Ottawa, March 2018. (ISTB-2018-03)

Ministry of Environment, Conservation and Parks:

- ◆ Stormwater Planning and Design Manual, Ministry of the Environment, March 2003. (MECP Stormwater Design Manual)
- ◆ Design Guidelines for Sewage Works, Ministry of the Environment, 2008. (MECP Sewer Design Guidelines)

Other:

- ◆ Low Impact Development Stormwater Management Planning and Design Guide, Credit Valley Conservation Authority and the Toronto and Region Conservation Authority, 2010.

### 3.0 PRE-CONSULTATION SUMMARY

A pre-consultation meeting between City staff and the MVCA was held on June 30<sup>th</sup>, 2021, to discuss the site servicing requirements for the development. Refer to pre-consultation notes in Appendix B for further details. Specific design parameters to be incorporated within this design include the following:

- Pre-development and post-development flows shall be estimated using a calculated time of concentration ( $T_c$ ).
- Control 5 through 100-year post-development flows to the 5-year through 100-year pre-development flows.
- Incorporate low-impact development (LID) measures where possible, in accordance with the Carp River Watershed/Subwatershed Study.
- Quality control to a normal level of protection (70% TSS removal) are required for this site, as per MVCA requirements.



## 4.0 WATERMAIN

### 4.1 Existing Watermain

There are no municipal watermains in the vicinity of the site. The existing community centre is serviced by a well, located at the northeast corner of the building. Based on the Hydrogeological Assessment and Terrain Analysis the existing well yields a flow of 32 L/min (0.53 L/s).

Local City of Ottawa Fire Station 84 is located at the southwest corner of the site. Based on coordination with fire services, a 10,000-gallon underground fire tank that is located along the east wall of the fire station building.

### 4.2 Proposed Watermain

The building addition is proposed to be serviced via the existing well since there are no municipal watermains available.

The water demands for the proposed building have been calculated to adhere to the Ottawa Water Guidelines and can be found in Appendix C. The results have been summarized below:

Table 1: Water Supply Design Criteria and Water Demands

Development Area	0.191
Community Centre – Dance Hall	15 L/m <sup>2</sup> /day
Community Centre – Dance Hall Kitchen	125 L/seat/day
Maximum Daily Peaking Factor	1.5 x avg day
Maximum Hour Peaking Factor	1.8 x max day
Average Day Demand (L/s)	0.14
Maximum Daily Demand (L/s)	0.21
Peak Hourly Demand (L/s)	0.38
OBC Ontario Building Code Requirement (L/s)	30 (1,800 L/min)
FUS Fire Flow Requirement (L/s)	50 (3,000 L/min)

Based on the Hydrogeological Assessment and Terrain Analysis the 0.53 L/s provided by the existing well will provide sufficient supply for the proposed water demands. Refer to Appendix C.

The Ontario Building Code method was utilized to determine the required fire flow for the development. The building is classified as Group A-3. The total building volume for the OBC calculation was determined to be 2,882 m<sup>3</sup>, including the existing building. The results of the calculations yielded a required fire flow of 2,700 L/min (45 L/s). The building is only a single storey

and is less than 600 m<sup>2</sup> in floor area, therefore, the minimum OBC water supply flow rate requirement is 1,800 L/min (30 L/s). The detailed calculations can be found in Appendix C.

The Fire Underwriters Survey 2020 (FUS) method was utilized to determine the required fire flow for the site. The 'C' factor (type of construction) for the FUS calculation was determined to be 1.0 (ordinary construction type). The total floor area ('A' value) for the FUS calculation was determined to be 507.6 m<sup>2</sup>. The results of the calculations yielded a required fire flow of 3,000 L/min existing building and proposed addition. The detailed calculations for the FUS can be found in Appendix C.

Two fire tanks complete with fire service connections (10,000-gallon and 5,000-gallon) are proposed to provide fire flow for the development. Based on communication with City staff, the development does not meet the City of Ottawa Fire Services threshold needed to require fire tanks, therefore, the OBC requirement was used to size the proposed tanks. The tanks will provide 30.00 L/s and be located 73.0 m from principal entrance in the landscaped area adjacent to the fire route per coordination with the City Fire Services department. Refer to Appendix C for correspondence.

## 5.0 SANITARY DESIGN

### 5.1 Existing Sanitary Sewer

There are no municipal sanitary sewers in the vicinity of the site. The existing community centre is serviced by a septic field, located south of the proposed building addition. As per the Sewage System Assessment Update and the Ottawa Septic System Office (OSSO) Renovation Permit No. B-22-085 included in Appendix D, the capacity of the existing sewage system is 3,600 L/day.

The existing fire station is serviced by a septic field, located southwest of the development area. Per the information contained in OSSO Certificate of Completion associated with Septic Permit No. 09-505 (Appendix D) and the Hydrogeological Assessment, the capacity of the existing sewage system is 1,200 L/day.

The total site-wide daily flow is estimated at 4,800 L/day per the Hydrogeological Assessment.

### 5.2 Proposed Sanitary Sewer

The community centre and addition are proposed to be serviced by the existing on-site sewage system which was assessed by McIntosh Perry. Based on the assessment and subsequently OSSO-issued sewage system Renovation Permit No. B-22-085 included in Appendix D, the capacity of the existing sewage system servicing the community centre is approximately 3,600 L/day which is equivalent to occupancy limits of the facility of 450 people in an assembly hall with no food service, 180 people in public parks with access to toilets only, or 100 people in an assembly hall with food service provided. The existing sewage system was determined to be sufficient to service the existing community centre and proposed addition.

Per the recommendations of the Sewage System Assessment Update, the existing septic tank servicing the Community Centre is to be retrofit with an effluent filter. For further details please refer to Appendix D.

## 6.0 STORM SEWER DESIGN

### 6.1 Existing Storm Servicing

There are no municipal storm sewers in the vicinity of the site. The existing community centre is serviced by a series of on-site ditches tributary to the roadside ditch along Old Almonte Road. The site lies within the Carp River Subwatershed area.

### 6.2 Proposed Storm Servicing

The proposed building addition and existing building have peaked roofs. Stormwater runoff from roof drainage sloping towards the north will be collected by eavestroughs and discharge to a northern depressed surface storage area via a downspout complete with a 100mm PVC storm pipe. At grade stormwater runoff north of the proposed building will also be directed to the depressed surface storage area. The depressed surface storage area will attenuate drainage with a 200mm diameter culvert and an inlet control device. Attenuated drainage will discharge to the re-defined swale north of the existing building. Based on available mapping, drainage from the existing swale north of the building flows overland to the west property line before discharging at the northwest corner of the site.

Stormwater runoff from roof drainage sloping towards the south will be collected by eavestroughs and discharge to a southern depressed surface storage area via a downspout complete with a 100mm PVC storm pipe. At grade stormwater runoff south of the proposed building will also be directed to the depressed surface storage area. The depressed surface storage area will attenuate drainage with a 200mm diameter culvert and an inlet control device. Attenuated drainage will discharge to an existing swale along the west edge of the existing parking lot. Based on available mapping, drainage south of the existing building flows overland towards the Old Almonte Road ditch system.

Stormwater runoff from the site is ultimately tributary to the Carp River.

See COO-21-3339 - POST include in Appendix F of this report for more details. The Stormwater Management design for the subject property will be outlined in Section 7.0 of this report.

## 7.0 PROPOSED STORMWATER MANAGEMENT

### 7.1 Design Criteria and Methodology

Stormwater management for the proposed site will be maintained through surface storage and flow attenuation. Stormwater runoff will continue to flow to existing outlets, tributary to the Carp River Subwatershed.

In summary, the following design criteria have been employed in developing the stormwater management design for the site as directed by the MVCA and City:

#### Quality Control

- Quality controls up to a normal level of protection (70% TSS removal) are required for the subject site, in accordance with the pre-consultation meeting with the MVCA.

#### Quantity Control

- Pre-development and post-development flows shall be estimated using a calculated time of concentration ( $T_c$ ).
- Control 5 through 100-year post-development flows to the 5-year through 100-year pre-development flows.
- Incorporate low-impact development (LID) measures where possible, in accordance with the Carp River Watershed/ Subwatershed Study.

### 7.2 Runoff Calculations

Runoff calculations presented in this report are derived using the Rational Method, given as:

$$Q = 2.78CIA \text{ (L/s)}$$

Where:

C	= Runoff coefficient
I	= Rainfall intensity in mm/hr (City of Ottawa IDF curves)
A	= Drainage area in hectares

It is recognized that the Rational Method tends to overestimate runoff rates. As a result, the conservative calculation of runoff ensures that any SWM facility sized using this method is expected to function as intended. The following coefficients were used to develop an average C for each area:

Roofs/ Concrete/ Asphalt	0.90
Undeveloped and Grass	0.20

As per the City of Ottawa - Sewer Design Guidelines, the 5-year balanced 'C' value must be increased by 25% for a 100-year storm event to a maximum of 1.0.

### 7.3 Pre-Development Drainage

Stormwater runoff is currently collected by an on-site ditch system. Based on available mapping, stormwater is collected and conveyed to the Old Almonte Road roadside ditch.

It has been assumed that the existing development contained no stormwater management controls for flow attenuation. The estimated pre-development peak flows for the 5 and 100-year events are summarized below in Table 2. See CCO-21-3339 - PRE in Appendix E and Appendix G for calculations.

Table 2: Pre-Development Runoff Summary

Drainage Area	Area (ha)	Q (L/s)	
		5-Year	100-Year
A1	0.102	9.35	19.07
A2	0.089	8.41	16.94
Total	0.191	17.76	36.02

### 7.4 Post-Development Drainage

Based on the criteria listed in Section 7.2.1, the development will be required to restrict flow to pre-development conditions. It is estimated that the target release rate for the development area during the 5-year and 100-year events will be 17.76 L/s and 36.02 L/s, respectively. See Appendix G for calculations.

The proposed site drainage limits are demonstrated on the Post-Development Drainage Area Plan. See CCO-21-3339 - POST in Appendix F of this report for more details. A summary of the post-development runoff calculations can be found below.

Table 3: Post-Development Runoff Summary

Drainage Area	Area (ha)	5-year Restricted Flow (L/s)	100-year Restricted Flow (L/s)	100-year Storage Required (m <sup>3</sup> )	100-year Storage Available (m <sup>3</sup> )
B1	0.076	3.92	6.35	15.5	16.1
B2	0.079	4.94	7.35	6.6	6.7
B3	0.018	3.52	6.79		
B4	0.018	3.20	6.20		
Total	0.191	15.58	26.68	22.2	22.8

Runoff for area B1 will be restricted by an 85 mm orifice installed within a corrugated steel pipe to a maximum release rate of 6.35 L/s. 16.1 m<sup>3</sup> of surface storage is proposed in this area.

Runoff for area B2 will be restricted by an 85 mm orifice installed within a corrugated steel pipe to a maximum release rate of 7.35 L/s. 6.7 m<sup>3</sup> of surface storage is proposed in this area.

Runoff for area B3 and B4 will continue to flow to the existing outlets, north and south of the building. Areas without attenuation will be compensated in areas with flow attenuation.

## 7.5 Low Impact Development Measures & Quality Controls

Runoff within the development area will be collected on rooftops, landscaped areas, and small asphalt walkways and is considered clean, therefore runoff from the development area has already met the water quality treatment target.

In accordance with the Carp River Watershed/ Subwatershed Study, Low Impact Development (LID) measures and infiltration are to be implemented. Due to the high seasonal groundwater level and bedrock elevations, infiltration is not feasible for the development.

It is proposed to include enhanced grass swales, with shallow slopes and velocities less than 0.5 m/s, to add LID measures on-site. Enhanced grass swales will need to be installed in accordance with the Low Impact Development Stormwater Management Planning and Design Guide prepared by the Credit Valley Conservation Authority and the Toronto and Region Conservation Authority. Relevant excerpts are included in Appendix G.

As discussed above, drainage from the development runs overland and will be controlled within the new depressed areas. The depressed areas will be planted by the landscape architect to provide a level of quality control. In addition, it is expected that the quality control requirements will be met by the treatment train of on-site and roadside ditches before ultimately discharging to the Carp River.

## 8.0 EROSION AND SEDIMENT CONTROL

### 8.1 Temporary Measures

Before construction begins, temporary silt fence, straw bale or rock flow check dams will be installed at all-natural runoff outlets from the property. It is crucial that these controls be maintained throughout construction and inspection of sediment and erosion control will be facilitated by the Contractor or Contract Administration staff throughout the construction period.

Silt fences will be installed where shown on the final engineering plans, specifically along the downstream property limits. The Contractor, at their discretion or at the instruction of the City, Conservation Authority or the Contract Administrator shall increase the quantity of sediment and erosion controls on-site to ensure that the site is operating as intended and no additional sediment finds its way off site. The rock flow, straw bale & silt fence check dams and barriers shall be inspected weekly and after rainfall events. Care shall be taken to properly remove sediment from the fences and check dams as required. Fibre roll barriers are to be installed at all existing curb inlet catch basins and filter fabric is to be placed under the grates of all existing catch basins and manholes along the frontage of the site and any new structures immediately upon installation. The measures for the existing/proposed structures is to be removed only after all areas have been paved. Care shall be taken at the removal stage to ensure that any silt that has accumulated is properly handled and disposed of. Removal of silt fences without prior removal of the sediments shall not be permitted.

The existing water well supply is to be protected during construction per the Hydrogeological Assessment and Terrain Analysis. Prior to construction, the Contractor is to clearly mark the well and surround it with a section of large diameter concrete pipe to prevent accidental collision by construction equipment.

The existing septic system is to be protected during construction. Prior to construction, the Contractor is to identify the existing septic tank and leaching bed locations and install perimeter fencing (or similar exclusionary measures) around the area.

Although not anticipated, work through winter months shall be closely monitored for erosion along sloped areas. Should erosion be noted, the Contractor shall be alerted and shall take all necessary steps to rectify the situation. Should the Contractor's efforts fail at remediating the eroded areas, the Contractor shall contact the City and/or Conservation Authority to review the site conditions and determine the appropriate course of action. As the ground begins to thaw, the Contractor shall place silt fencing at all required locations as soon as ground conditions warrant. Please see the Site Grading, Drainage and Sediment & Erosion Control Plan for additional details regarding the temporary measures to be installed and their appropriate OPSD references.



## 8.2 Permanent Measures

It is expected that the Contractor will promptly ensure that all disturbed areas receive topsoil and seed/sod and that grass be established as soon as possible. Any areas of excess fill shall be removed or levelled as soon as possible and must be located a sufficient distance from any watercourse to ensure that no sediment is washed out into the watercourse. As the vegetation growth within the site provides a key component to the control of sediment for the site, it must be properly maintained once established. Once the construction is complete, it will be up to the landowner to maintain the vegetation and ensure that the vegetation is not overgrown or impeded by foreign objects.

## 9.0 SUMMARY

- A 388 m<sup>2</sup> building addition to the existing community centre is proposed within 3447 Old Almonte Road.
- The building addition is proposed to be serviced via the existing well since there are no municipal watermains available. Based on the analysis in the Hydrogeological Assessment, the well has sufficient capacity to accommodate the additional demands from the building extension.
- Septic system details are included in Appendix D for reference. Based on analysis in the Sewage System Assessment Update, the existing septic system will have sufficient capacity for the additional sanitary flows generated by the building addition.
- Existing drainage outlets for the site are proposed to be retained as part of the development. Drainage north of the proposed addition will flow overland to the northwest corner of the site. Drainage south of the proposed addition will flow overland to the roadside ditch along Old Almonte Road.
- Flow attenuation and storage for the 5-year through 100-year storm events will be provided through depressed stormwater storage areas complete with culverts and ICDs.

## 10.0 RECOMMENDATION

Based on the information presented in this report, we recommend that City of Ottawa approve this Servicing and Stormwater Management report in support of the proposed development at 3447 Old Almonte Road.

This report is respectfully being submitted for approval.

Regards,

McIntosh Perry Consulting Engineers Ltd.



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## 11.0 STATEMENT OF LIMITATIONS

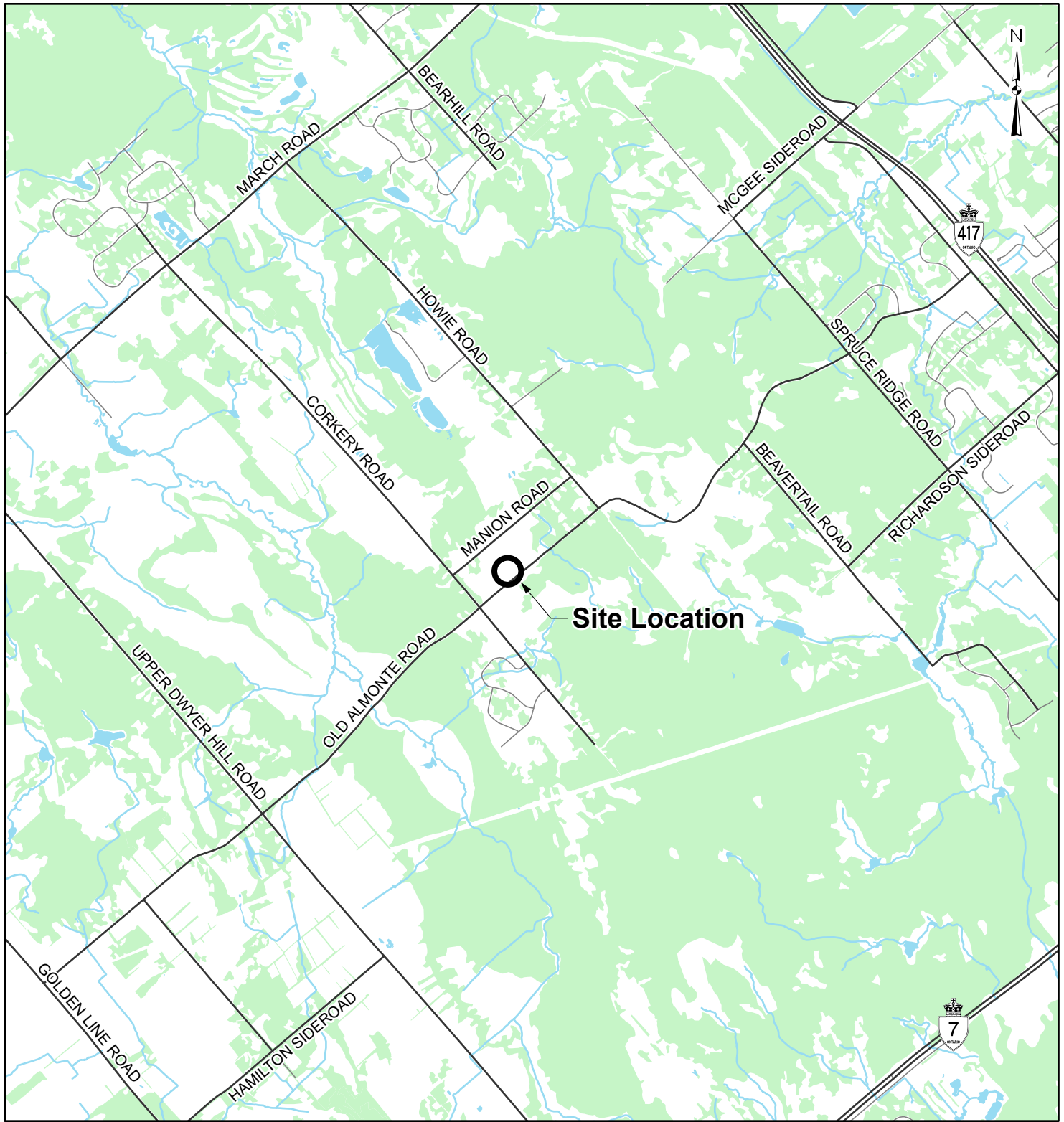
This report was produced for the exclusive use of CSV Architects. The purpose of the report is to assess the existing stormwater management system and provide recommendations and designs for the post-construction scenario that are in compliance with the guidelines and standards from the Ministry of the Environment, Parks and Climate Change, City of Ottawa and local approval agencies. McIntosh Perry reviewed the site information and background documents listed in Section 2.0 of this report. While the previous data was reviewed by McIntosh Perry and site visits were performed, no field verification/ measures of any information were conducted.

Any use of this review by a third party, or any reliance on decisions made based on it, without a reliance report is the responsibility of such third parties. McIntosh Perry accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this review.







The findings, conclusions and/or recommendations of this report are only valid as of the date of this report. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested to re-evaluate the conclusions presented in this report, and provide amendments, if required.



**APPENDIX A  
KEY PLAN**

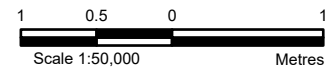


**LEGEND**

-  Site Location
-  Local Road
-  Major Road
-  Watercourse
-  Waterbody
-  Wooded Area

**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2021.



CLIENT:	
PROJECT: <b>CORKERY COMMUNITY CENTRE</b>	
TITLE: <b>KEY MAP</b>	
PROJECT NO: CCO-21-3339	FIGURE:
Date	Sep., 30, 2021
GIS	SK
Checked By	AG
<b>1</b>	

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**APPENDIX B  
BACKGROUND DOCUMENTS**

## **Pre-Application Consultation Meeting Notes**

**Property Address:** 3447, 3449 Old Almonte Road  
PC2021-0186

### **Attendees:**

**Sarah McCormick**, Planner, City of Ottawa

**Christine Reist**, Project Manager, City of Ottawa

**Sami Rehman**, Environmental Planner, City of Ottawa

**Mike Giampa**, Transportation Engineer, City of Ottawa

**Erica Ogden**, Environmental Planner, Mississippi Valley Conservation Authority

**Subject: 3447, 3449 Old Almonte Road**

### **Meeting notes:**

#### Development Proposal

- 500 sq metre addition to existing 290 sq metre (approximately) community centre.

Preliminary comments and questions from staff and agencies, including follow-up actions:

#### Planning

- Property is designated General Rural on Schedule A of the Official Plan.
- The property is zoned Rural Institutional Zone, subzone 3 (RI3).
- All uses, existing and proposed, are permitted under current zoning.
- Old Almonte Road is considered a collector road as per Schedule G of the Official Plan. The protected ROW width is 26m (13m from the centreline of the road). The site plan must demonstrate whether a road widening is required.
- Please ensure the zoning chart includes a parking breakdown per use; park, emergency services, and community, and required and provided parking.
- Please reference the City Guides to preparing plans and studies to ensure all required information is provided in the plans/reports. These can be accessed [here](#).
- The site plan must incorporate the entirety of the site. Given the scale of the site, you can consider an overall site plan as well as a more detailed site plan showing the proposed area of development.
- The following plans and studies will be required from a planning perspective:
  - Survey
  - Site Plan
  - Landscape Plan – including tree conservation plan, if any trees will be impacted and removed.
  - Elevations
  - Planning Brief – discussion how the proposal meets the requirements of the Official Plan and Zoning By-law.
- Based on the parking requirements for the new 500 sq metre community centre addition (rate of 4 spaces/100sq metres = 20 spaces), the proposed addition would trigger a Standard Site Plan application.



## Engineering

### Survey

- Survey monument (beyond the local benchmark) to be shown and annotated, and sufficient information provided to enable a layperson to locate it.

### Water servicing

- There are no existing municipal watermains in the direct area. If it is proposed to service the proposed development with the existing well, it must be demonstrated that the existing well can adequately service the proposed development. Information on the existing and proposed water servicing is to be provided.
- Information held by the City notes that the groundwater supply in the vicinity of the subject site may be variable in quality.
- It is the responsibility of the owner to ensure that adequate water supply for fire fighting is provided. The applicant must contact Allan Evans ([Allan.Evans@ottawa.ca](mailto:Allan.Evans@ottawa.ca)) with Ottawa Fire Services to determine the water supply requirements for fire fighting at the site.

### Sanitary Sewers

- There are no existing municipal sanitary sewers in the direct area. A sewage disposal system (septic system) design will be required, including investigation of the greatest groundwater elevation and percolation test results. Alternatively, if it is proposed to service the proposed development with the existing septic system, it must be demonstrated that the existing septic system has sufficient capacity. Information on the existing and proposed sanitary servicing is to be provided.
- Note that there are suspected thin soils in the area. If confirmed that the overburden is less than 2m thick, enhanced discussion and mitigation of the thin soils is required in the Terrain Analysis.
- If the site-wide sanitary daily design flow is greater than 10,000 L/d, the septic system(s) is regulated by the Ministry of the Environment, Conservation and Parks (MECP) and requires a direct submission Environmental Compliance Approval (ECA) application. Additionally, a Groundwater Impact Assessment will be required if the site-wide daily design flow is greater than 10,000 L/d. Note that the site-wide daily design flow refers to the total design flow produced on one lot or parcel of land.

### Storm Sewers

- There are no municipal storm sewers in the ROW. If it is proposed to discharge storm water to the existing ditches in the ROW, the ditches will need to be shown to provide continuous flow to an outlet. Information on the existing and proposed storm servicing is to be provided.

### Geotechnical

- Please note that it is anticipated that the surficial geology varies in the vicinity of the subject site and may include organic deposits.

### Hydrogeological

- A Hydrogeological Report and Terrain Analysis is required for the private servicing (i.e. well and septic). Please note that the City now has Hydrogeological and Terrain Analysis Guidelines available, which can be provided.
- The Hydrogeological Report and Terrain Analysis shall discuss how the new demands will be accommodated with the existing well and septic system.

- Note that there are suspected thin soils in the area. If confirmed that the overburden is less than 2m thick, enhanced discussion and mitigation of the thin soils is required in the Hydrogeological Report and Terrain Analysis. Note that there is potential for karst topography in the area.
- Information held by the City notes that the groundwater supply in the vicinity of the subject site may be variable in quality. Mapping of the area indicates that there may be a bedrock water divide going through the site.

#### Storm Water Management

- Stormwater management quality criteria shall be set by Mississippi Valley Conservation Authority (MVCA) and is anticipated to be 80% TSS removal. Reporting of TSS removal shall be extensive and if peer reviewed and published papers are relied on for conclusions, the conclusions shall be patently clear and the report shall show overwhelming agreement.
- The stormwater management quantity criteria for the development is that the 100-year post-development stormwater runoff must be controlled to the 5-year pre-development runoff as per section 8.3.7.3 of the Ottawa Sewer Design Guidelines (SDG). As per SDG 8.3.7.3, the pre-development condition is to be determined using the smaller of a runoff coefficient of 0.5 (0.4 in combined areas) or the actual existing site runoff coefficient.
- The location is within the area covered by the Carp River Watershed/Subwatershed Study, project no. 00056, December 2004, prepared by Robinson Consultants Inc., Aquafor Beech Ltd., Lloyd Phillips and Associates, and Daniel Brunton Consulting Services. The report suggests (following sufficient/satisfactory treatment) methods promoting infiltration. The Stormwater Management Brief must address the requirements of the Carp River Watershed/Subwatershed Study.
- All stormwater management determinations shall have supporting rationale.

#### Roads

- Schedule G of the current Official Plan, shows that in the location under review, Old Almonte Road is designated as (rural) collector. As per Annex 1 of the Official Plan, a ROW of 26 m is required for Old Almonte Road at this location. It will need to be confirmed that the required ROW width has been provided.
- Fire routes are to be designated by By-law for Fire Services to establish them as a legal fire route. If not already established, an 'Application for a Fire Route Designation' form will need to be completed and submitted to the City to add the fire route to the By-law. The form must be filled out by the applicant/agent of the property as well as the property owner. This form will be provided after the application is received, or can be provided in advance upon request.

#### Snow Storage

- Any portion of the subject property which is intended to be used for permanent or temporary snow storage shall be as shown on the approved Site Plan and Lot Grading and Drainage Plan. Snow storage shall not interfere with approved grading and drainage patterns or servicing. Snow storage areas shall be setback from the property lines, foundations, fencing or landscaping a minimum of 1.5m. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance nor be adjacent any well or septic areas.

#### Exterior Site Lighting

- Any exterior lighting proposed for the site is requires certification by a qualified professional engineer confirming the design complies with the following criteria:

- Lighting must be designed using only fixtures that meet the criteria for Full-Cut-Off (Sharp cut-off) Classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES).
- It must result in minimal light spillage onto adjacent properties. As a guide, 0.5 foot-candle is normally the maximum allowable spillage.
- The location of the fixtures, fixture types (make, model, and part number), and the mounting heights must be provided.

#### Accessibility

- Please refer to the [City of Ottawa Accessibility Design Standards, Second Edition, dated November 2015](#). In addition to all other applicable accessibility regulations and standards, the Accessibility Design Standards apply to both new construction and rehabilitation projects involving City owned and operated spaces and facilities. Additional information is available on the [City's accessibility design standards and features webpage](#).
- Please also refer to the Illustrated Technical Guide to the Accessibility Standard for the Design of Public Spaces, prepared by the Global Alliance on Accessible Technologies & Environments.
- The City of Ottawa's Built Environment accessibility checklists are attached to these notes as a separate document.
- A brief report outlining compliance with applicable accessibility requirements, prepared by an appropriately skilled professional is to be provided (herein referred to as a "brief Accessibility Compliance Report"). The purpose of the brief Accessibility Compliance Report is to discuss the accessibility upgrades to the existing building and the accessibility design components of the proposed addition. The report should reference the relevant design drawings.

#### Permits and Approvals

- Please provide the existing Site Plan approval, if available.
- Please contact the Mississippi Valley Conservation Authority (MVCA), amongst other federal and provincial departments/agencies, to identify all the necessary permits and approvals required to facilitate the development. Responsibility rests with the developer and their consultant for obtaining all external agency approvals. The address shall be in good standing with all approval agencies. Copies of confirmation of correspondence will be required by the City of Ottawa from all approval agencies that a form of assent is given.

#### Site Plan Control Engineering Plans:

- Site Servicing Plan
- Grade Control and Drainage Plan
- Erosion and Sediment Control Plan

Please note that the plans must include the entire property, where applicable. For example, the Grade Control and Drainage Plan must include the whole property.

All identified required plans are to be submitted on standard A1 size sheets as per [City of Ottawa Servicing and Grading Plan Requirements](#) and shall note the survey monument used to establish datum on the plans with sufficient information to enable a layperson to locate the monument.

#### Site Plan Control engineering Reports:

- Site Servicing Brief
- Geotechnical Investigation Report
- Stormwater Management Report
- Hydrogeological Report and terrain Analysis
- Brief Accessibility Compliance Report (see 'Accessibility' comments above).

Please note

Guide to preparing City of Ottawa Studies and Plans:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>

To request City of Ottawa plan(s) or report information please contact the ISD Information Centre:

[Information Centre](#)

(613) 580-2424 ext. 44455

### Transportation

- Please complete the attached TIA screening form, and send it to the file leads attention. The screening form will determine the need for a Transportation Study.

### Environmental

- An Environmental Impact Assessment is not required.
- It is recommended that new trees are proposed adjacent to the parking lot (as per the image below).
- It is recommended that new trees are proposed between the northern soccer field and the existing/proposed community centre (as per the image below).



### Conservation Authority

- The property is not regulated by Mississippi Valley Conservation Authority under Ontario Regulation 153/06. A permit from the Conservation Authority will not be required.
- Stormwater quality requirements is a normal level of protection, 70% TSS Removal.

### **Submission requirements and fees**

- The development proposal triggers Site Plan Control. As per the new Site Plan Control By-law, this proposal is considered a Standard Site Plan application.
- Required fees for the Site plan control application can be found on the application form and include; planning fees, engineering review fees and preliminary Conservation Authority fees.
- The submission requirements for this application can be found on the accompanying required Plans and Studies list.

### **Next steps**

- It is encourage that you discuss the proposal with the Ward Councillor, local community groups and neighbours

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

**M** indicates that the study or plan may be required with application submission.

For information and guidance on preparing required studies and plans refer to:

<http://ottawa.ca/en/development-application-review-process-0/guide-preparing-studies-and-plans>

S/A	Number of copies	ENGINEERING		S/A	Number of copies
S	15	1. Site Servicing Plan	2. Site Servicing Brief	S	3
S	15	3. Grade Control and Drainage Plan	4. Geotechnical Study	S	3
■	2	5. Composite Utility Plan	6. Groundwater Impact Study (if > 10,000 L/d)	S	3
■	3	7. Servicing Options Report	8. Wellhead Protection Study	■	3
■	9	9. Community Transportation Study and / or Transportation Impact Study / Brief	10. Erosion and Sediment Control Plan	S	3
S	3	11. Storm water Management Report	12. Hydro geological and Terrain Analysis	S	3
■	3	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	■	3
■	PDF only	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study	■	3

S/A	Number of copies	PLANNING / DESIGN / SURVEY		S/A	Number of copies
■	15	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage		2
■	15	19. Draft Plan of Condominium	20. Planning Rationale	S	3
S	15	21. Site Plan	22. Minimum Distance Separation (MDS)	■	3
	15	23. Site Plan – Ground Floor	24. Agrology and Soil Capability Study	■	3
■	15	25. Concept Plan Showing Proposed Land Uses and Landscaping	26. Cultural Heritage Impact Statement		3
■	3	27. Concept Plan Showing Ultimate Use of Land	28. Archaeological Resource Assessment Requirements: <b>S</b> (site plan) <b>A</b> (subdivision, condo)	■	3
S	15	29. Landscape Plan	30. Shadow Analysis	■	3
S	2	31. Survey Plan	32. Design Brief (includes the Design Review Panel Submission Requirements)		Available online
S	3	33. Architectural Building Elevation Drawings (dimensioned)	34. Urban Design Review Panel (must be approved prior to Site Plan approval)		
■	3	35. Wind Analysis			

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
	3	36. Phase 1 Environmental Site Assessment	37. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site	■	3
	3	38. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	39. Assessment of Landform Features	■	3
■	3	40. Record of Site Condition	41. Mineral Resource Impact Assessment	■	3
	3	42. Tree Conservation Report	43. Environmental Impact Statement / Impact Assessment of Endangered Species	■	3
■	3	44. Mine Hazard Study / Abandoned Pit or Quarry Study	45. Integrated Environmental Review (Draft, as part of Planning Rationale)	■	3

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
S	1	46. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	47. CD/DVD/USB with PDFs of all required plans and studies		
S	5	48. Brief Accessibility Compliance Report	49.		

Meeting Date: N/A

Application Type: *Site Plan Control - Standard*

File Lead (Assigned Planner): Sarah McCormick

Infrastructure Approvals Project Manager: Christine Reist

Site Address (Municipal Address):

\*Preliminary Assessment: 1  2  3  4  5

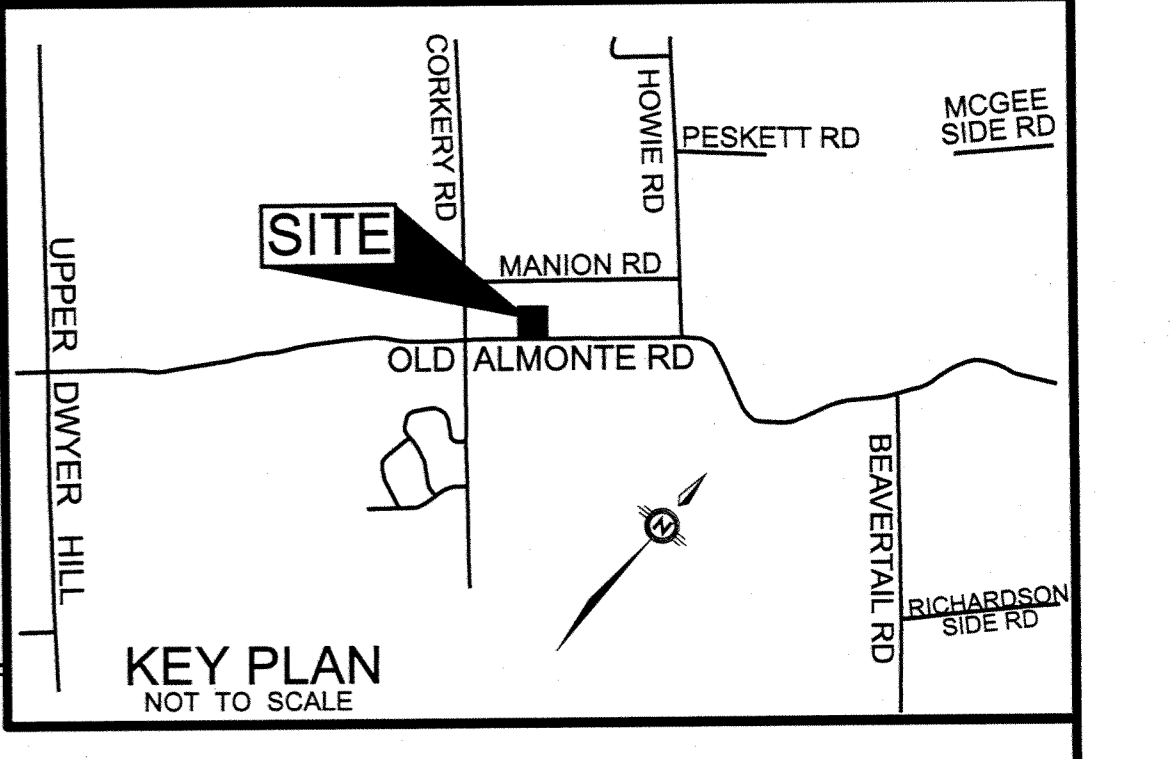
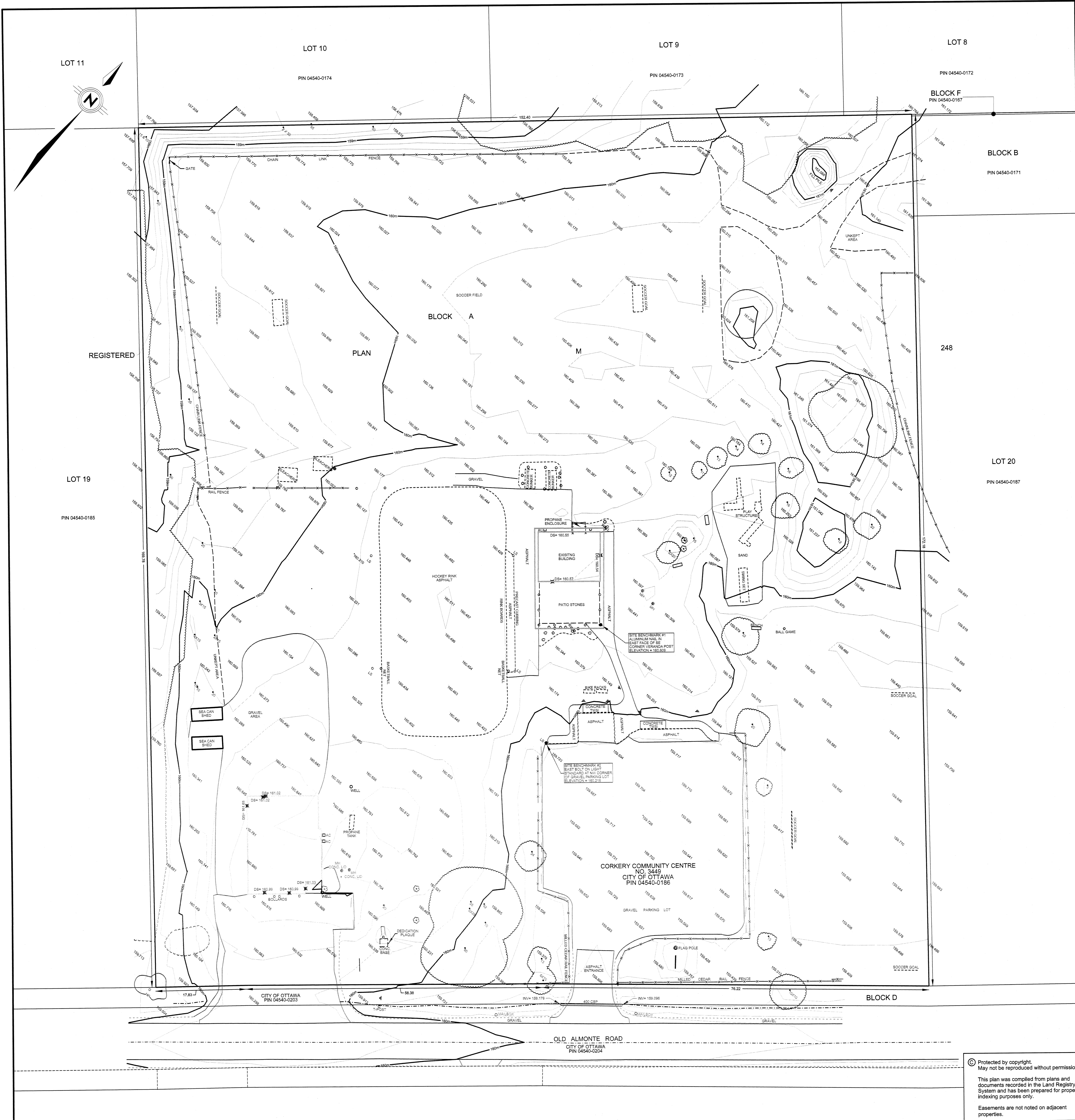
3447, 3449 Old Almonte Road

\*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

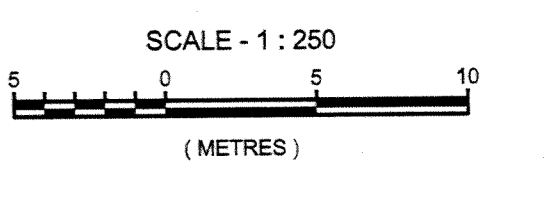
***It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Infrastructure and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Infrastructure and Economic Development Department.***

**Notes:**

2. The City requires sufficient information (water, stormwater, sanitary) - required as per Official Plan section 4.4.2. for proposals. May be a brief at submission stage.
4. Geotechnical Study / Slope Stability Study – required as per Official Plan section 4.8.3. All site plan applications need to demonstrate the soils are suitable for development. A Slope Stability Study may be required with unique circumstances (Schedule K or topography may define slope stability concerns).
6. Groundwater Impact Assessment required as per Official Plan sections 4.4.2, 4.7.5 & 4.8.2. When reviewing development applications, the City will consider the potential impact on groundwater.
8. Wellhead Protection Plan required as per Official Plan sections 4.4.2, 4.4.2.4, 4.7.5 & 4.8.2. When reviewing development applications, the City will consider the potential impact on wellhead protection areas (municipal wells and wells with an MRA).
10. Erosion and Sediment Control Plan – required with all site plan applications as per Official Plan section 4.7.3.
11. Stormwater Management Report/Brief - required with all site plan applications as per Official Plan section 4.7.6.
12. Hydrogeological and Terrain Analysis Study – required as per Official Plan 4.4.2.1, 4.4.2.4 & 4.7.5. Will be required for a proposed change in land use that would allow residential development or institutional uses (such as schools or seniors homes) on private water and wastewater servicing.
14. Noise and Vibration Study – a Noise Study will be required if noise sensitive development is proposed within 250 metres of an existing or proposed highway or a railway right-of-way, or 100 metres of an arterial or collector roadway or rapid-transit corridor. A Vibration Study will be required if the proposed development is within 75 metres of either an existing or proposed railway ROW. A Noise Study may also be required if the proposed development is adjacent to an existing or proposed stationary noise source.
35. An Impact Assessment of an Adjacent Waste Disposal/Former Landfill Site study is required for development proposals within 500 metres of a solid waste disposal site or other appropriate influence area or former landfill site. For contaminated sites a Record of Site Condition or letter of continued use is required.
39. A Mineral Resource Impact Assessment study is required, as per Official Plan section 3.7.4 adjacent to a licensed Limestone Resource or Sand and Gravel Resource Area (very limited uses considered within 500 metres of Limestone Resource Area or 300 metres of Sand and Gravel Resource Area). A study is required
  - adjacent to, or within 300 metres of, a licensed pit
  - adjacent to, or within 500 metres of, a licensed quarry



TOPOGRAPHIC SKETCH OF  
**BLOCK A**  
REGISTERED PLAN M-248  
GEOGRAPHIC TOWNSHIP OF HUNTLEY  
CITY OF OTTAWA



**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREA: 2.61 Ha

THIS IS NOT A PLAN OF SURVEY  
Boundaries shown hereon are NOT based on an actual survey. Contractors are required to verify boundary locations in the field prior to commencing construction.

**NOTES AND LEGEND**

- ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928-1978) AND ARE DERIVED FROM BM MONUMENT NO. 19680751 HAVING A PUBLISHED ELEVATION OF 118.310 M.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- TOPOGRAPHIC DATA AND FEATURES SHOWN ON THIS PLAN ARE DERIVED FROM TOTAL STATION FIELD SURVEY PERFORMED MAY 2021 AND SEPTEMBER 2022.
- PROPERTY BOUNDARY DIMENSIONS ARE COMPILED AND CALCULATED FROM INFORMATION ON REGISTERED PLAN M-248
- SITE BENCHMARK
  - 100 — CONTOURS MAJOR
  - 20 — CONTOURS MINOR
  - WOODED AREA / HEDGE / SCRUB LINE
  - 25 ○ TREE (WITH DIAMETER)
  - FENCE (WITH DIAMETER)
  - 159.225 SPOT HEIGHT

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS ACCOMPLISHED ON THE 1ST DAY OF SEPTEMBER, 2022

Sep 14, 2022  
DATE

Sedaghat  
SAEED SEDAGHAT  
ONTARIO LAND SURVEYOR

<b>Ottawa</b>	
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT SURVEYS & MAPPING BRANCH	
PHONE: (613) 580-3400 FAX: (613) 580-4764	100 CONSTELLATION DRIVE OTTAWA, ONTARIO, K2G 6J5
PROJECT: 3449 OLD ALMONTE ROAD CORKERY COMMUNITY CENTRE	
DATA COMPLETION: TOTAL STATION MAPPING	
DATA TYPE: ELECTRONIC FIELD NOTES	
HORIZONTAL AND VERTICAL DATUM: NAD 83 (ORIGINAL) ZONE 8 MTM - CGVD28	
HYPSOGRAPHIC MODEL: BREAKLINES & SPOT HEIGHTS	
RECOMMENDED MAP SCALE: 1:250	
RECOMMENDED CONTOUR INTERVAL: 0.25 m	
A NUMBER: A-4322	
COMPUTER GRAPHICS FILE NAME: 1307RPO38.mxd	
JOB NUMBER: 1307R P03-8	
FIELD DATE COLLECTED: D.L.T.W.	MAY 2021 - SEPT. 2022
CAD/CALC: A.Z. / S.B.	MAY 2021 - SEPT. 2022
MAP CADASTRAL COMPLETION CHECK: A.K. / S.B.	
THIS MAP DEPICTS DIGITAL DATA	
© COPYRIGHT 2022 (CITY OF OTTAWA)	

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This plan was compiled from plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only.

Easements are not noted on adjacent properties.



ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEING + LOADING	REQUIRED	PROVIDED
MIN. LOT WIDTH	75 m	228.93 m	REGULAR SPACES	17	42
MIN. LOT AREA	10000 m <sup>2</sup>	37582 m <sup>2</sup>	ACCESSIBLE SPACES	0	2
MIN. FRONT YARD SETBACK	9 m	9 m	TOTAL PARKING SPACES	17	44
MIN. CORNER YARD SETBACK	9 m	N/A	BICYCLE PARKING	1	12
MIN. REAR YARD SETBACK	10 m	10 m			
MIN. INTERIOR YARD SETBACK	9 m	9 m			
MAX. HEIGHT	10 m	6.67 m			
LOT COVERAGE	30% MAX. 11275 m <sup>2</sup>	2.4% 917 m <sup>2</sup>			
LANDSCAPED AREA	20% MIN. 7516 m <sup>2</sup>	97.6% 36665 m <sup>2</sup>			

**LEGAL DESCRIPTION**  
CITY OF OTTAWA  
PIN 04540-0186  
PIN 04540-0187

**REFERENCE SURVEY**  
N/A

**MUNICIPAL ADDRESS**  
3347 & 3349 OLD ALMONTE RD.  
CARP, ON, CANADA

**SITE AREA** 37582m<sup>2</sup>  
**BUILDING AREA** 507.6 m<sup>2</sup>  
**GROSS FLOOR AREA PER ZONING** 400.2 m<sup>2</sup>  
**BUILDING HEIGHT** 6.67 m / 1 STOREY  
**ZONE** RI3

**SITE PLAN GENERAL NOTES:**

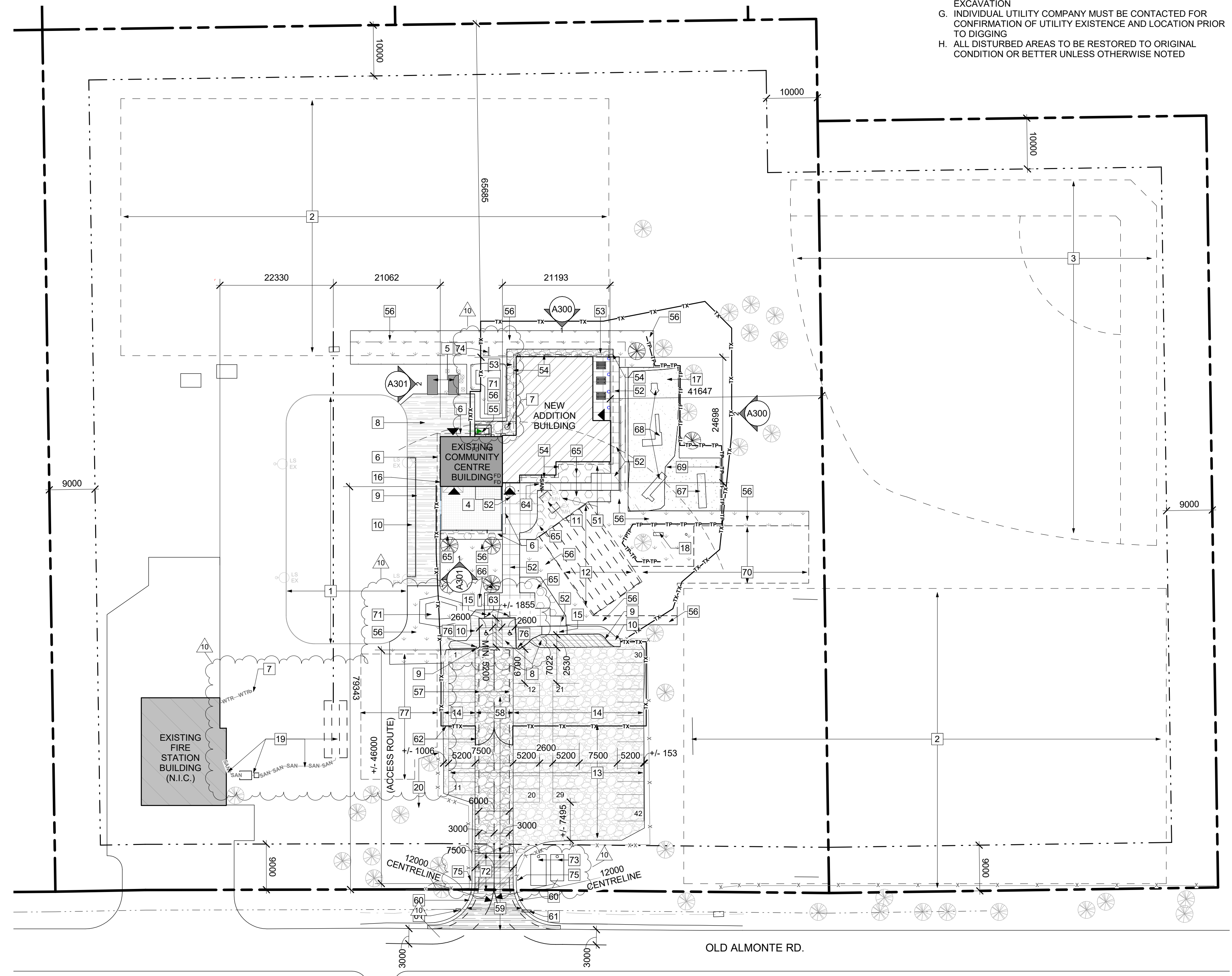
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**NEW SITE PLAN LEGEND**

- EXISTING BUILDING TO REMAIN
- DEMOLISH EXISTING BUILDING AND OBJECTS
- EXISTING BUILDING NOT IN CONTRACT
- NEW ADDITION BUILDING
- EXISTING ASPHALT TO REMAIN
- NEW ASPHALT
- EXISTING CONCRETE SIDEWALK TO REMAIN
- NEW CONCRETE SIDEWALK
- EXISTING CRUSHED STONE PARKING TO REMAIN
- NEW GRANULAR PER LANDSCAPING
- EXISTING PLANTING TO REMAIN
- NEW PLANTING
- NEW GRASS
- EXISTING SAND PLAYGROUND TO REMAIN
- NEW SAND PLAYGROUND
- MUD SLAB PER CIVIL (TEMPORARY CONSTRUCTION)
- PROPERTY LINE
- SETBACK LINE
- ROAD SETBACK
- OVERHEAD
- EXISTING FENCE TO REMAIN
- NEW FENCE
- TEMPORARY FENCE FOR PERIOD OF CONSTRUCTION
- TREE PROTECTION PER LANDSCAPING
- EXISTING WATER SUPPLY TO REMAIN
- NEW WATER SUPPLY
- EXISTING SANITARY TO REMAIN
- NEW SANITARY
- NEW STORM
- EXISTING ELECTRICAL SERVICE TO REMAIN (BELOW GRADE)
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- BUILDING ENTRANCE / EXIT
- LIGHT STAND - EXISTING
- LIGHT STAND - NEW
- MANHOLE - EXISTING
- MANHOLE - NEW
- UTILITY POLE - EXISTING
- UTILITY POLE - NEW
- TREE - EXISTING
- TREE - NEW

**SITE PLAN KEYNOTES:**

- EXISTING SKATING RING TO REMAIN
- EXISTING SOCCER FIELD TO REMAIN
- EXISTING BASEBALL DIAMOND TO REMAIN
- EXISTING COVERED DECK TO REMAIN
- EXISTING STORAGE UNIT TO REMAIN
- EXISTING ROOF OVERHANG ABOVE TO REMAIN
- EXISTING DRILLED WELL TO REMAIN. VERIFY LOCATION ON SITE.
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING ASPHALT SIDEWALK TO REMAIN
- EXISTING SEPTIC TANK TO REMAIN
- EXISTING SEPTIC DRAIN FIELD TO REMAIN. ELIMINATE AUTOMOBILE AND EQUIPMENT MOVEMENT OVER THIS AREA
- PARKING SPACES RESERVED FOR SOCCER TEAMS DURING CONSTRUCTION
- EXISTING GRAVEL PARKING TO REMAIN
- EXISTING ACCESSIBLE CONCRETE CURB RAMP AND DEPRESSED CURB TO REMAIN
- EXISTING HOSE BIB TO REMAIN. ENSURE RUNNING WATER FOR HOCKEY RING DURING CONSTRUCTION.
- EXISTING PLAYGROUND TO REMAIN
- EXISTING BENCH TO REMAIN
- EXISTING SEPTIC FIELD AND SANITARY SERVICE. SHOWN LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS ON SITE.
- PORTION OF EXISTING LUMBER FENCE TO REMAIN. COORDINATE EXTENT ON SITE.
- REQUIRED STRUCTURE SETBACK
- NEW CONCRETE PAVING PER LANDSCAPING
- NEW GRANULAR PER LANDSCAPING
- NEW ROOF OVERHANG ABOVE
- NEW HEAT PUMP AND CONDENSING UNITS PER MECHANICAL ON CONCRETE PAD. SURROUND BY LINK FENCE WITH LOCKABLE ACCESS GATE.
- NEW TOP SOIL AND GRASS AT AREA AFFECTED BY CONSTRUCTION AND PER LANDSCAPING
- NEW ACCESS ROUTE FOR FIRE DEPARTMENT (SHOWN DASHED). CLEAR WIDTH 6000mm MIN., CENTERLINE RADIUS 12000mm MIN.
- NEW HEAVY DUTY GRAVEL PAVEMENT STRUCTURE DESIGNED TO SUPPORT FIREFIGHTING EQUIPMENT AND PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS PER CIVIL
- NEW ASPHALT HEAVY DUTY PAVEMENT STRUCTURE DESIGNED TO SUPPORT FIRE FIGHTING EQUIPMENT PER CIVIL
- EXTEND DRIVEWAY PER CIVIL AS REQUIRED. VERIFY EXTENT OF EXISTING DRIVEWAY ON SITE.
- EXTEND CULVERT PER CIVIL AS REQUIRED. VERIFY EXTENT OF EXISTING CULVERT ON SITE.
- TEMPORARY FENCING COMPLETED WITH ACCESS GATES FOR PERIOD OF CONSTRUCTION
- NEW POST AND ACCESSIBLE PARKING SIGN.
- NEW SANITARY SEWAGE PER CIVIL
- NEW PLANTING PER LANDSCAPING
- INSTALL SALVAGED BICYCLE RACKS. ADJUST AS REQUIRED.
- INSTALL SALVAGED SWINGS PER LANDSCAPING
- INSTALL SALVAGED PLAY STRUCTURES PER LANDSCAPING
- NEW PLAY GROUND EXTENSION PER LANDSCAPING
- AREA FOR FUTURE SEPTIC FIELD EXPANSION PER LANDSCAPING
- POND PER CIVIL
- TEMPORARY CONSTRUCTION. MUD MAT PER CIVIL ON TOP OF EXISTING ASPHALT SITE ENTRANCE.
- NEW HOLDING TANKS FOR FIRE PROTECTION PER CIVIL C/W FIRE SERVICE CONNECTIONS AND ROUND ACCESS OPENINGS.
- COVERED DRAINAGE PIPE PER CIVIL
- NEW POST AND SIGN C/W WORDING: " 6 METER WIDE FIRE ROUTE WITHIN PARKING AISLE. NO PARKING ON FIRE ROUTE."
- NEW POST AND SIGN C/W WORDING: " END OF FIRE ROUTE."
- SNOW STORAGE AREA



STAMP

10	2022/10/19	ISSUED FOR SITE PLAN CONTROL REVIEW
6	2022/04/22	ISSUED FOR TENDER
3	2022/02/23	ISSUED FOR SITE PLAN CONTROL PER CIVIL
REV DATE	ISSUE	

NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

**CITY OF OTTAWA**

OTTAWA  
ONTARIO, CANADA

PROJECT

**CORKERY COMMUNITY HALL EXPANSION**

3447 OLD ALMONTE RD., CARP,  
ON K0A 1L0

TITLE

**SITE PLAN**

PROJECT NO: 2020-0640  
DRAWN: JS  
APPROVED: IK  
SCALE: As indicated  
DATE PRINTED: 10/19/2022 11:30:34 AM

REV DRAWING NO.

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From: Susan Potyondy <Susan.Potyondy@exp.com>

Date: Friday, July 7, 2023 at 12:11 PM

To: Jessie Smith <smith@csv.ca>

Cc: "Chakravorty, Nupur" <nupur.chakravorty@ottawa.ca>, "a.macleod@mcintoshperry.com" <a.macleod@mcintoshperry.com>, "r.robineau@mcintoshperry.com" <r.robineau@mcintoshperry.com>, "c.melanson@mcintoshperry.com" <c.melanson@mcintoshperry.com>, Ismail Taki <ismail.taki@exp.com>

Subject: RE: 200640 Corkery CC- Site Plan Control Coordination - Urgent Resolution Required.

Jessie,

Based on our discussion this morning and review of the email below, the 150 mm upstand detail around the building satisfies the geotechnical requirement of having the slab set 150 mm above the surrounding exterior grade.

Regards,

Susan Potyondy, P.Eng.

EXP | Senior Project Manager

t : +1.613.688.1899, 63308 | m : +1.613.806.0043 | e : [susan.potyondy@exp.com](mailto:susan.potyondy@exp.com)

[exp.com](http://exp.com) | [legal disclaimer](#)

keep it green, read from the screen

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From: Jessie Smith <[smith@csv.ca](mailto:smith@csv.ca)>

Sent: Thursday, July 6, 2023 12:57 PM

To: Ismail Taki <[ismail.taki@exp.com](mailto:ismail.taki@exp.com)>

Cc: Chakravorty, Nupur <[nupur.chakravorty@ottawa.ca](mailto:nupur.chakravorty@ottawa.ca)>; Andrew MacLeod <[a.macleod@mcintoshperry.com](mailto:a.macleod@mcintoshperry.com)>; Ryan Robineau <[r.robineau@mcintoshperry.com](mailto:r.robineau@mcintoshperry.com)>; Curtis Melanson <[c.melanson@mcintoshperry.com](mailto:c.melanson@mcintoshperry.com)>

Subject: 200640 Corkery CC - Site Plan Control Coordination - Urgent Resolution Required.

Importance: High

Hi Ismail,

We are stuck on one item with Derek Kulyk at the City and I would appreciate your input. Here is the City's comment:

The Geotechnical report recommends the Finished Floor Slab to be at least 150 mm higher than the finished exterior grade – the plan shows FFE = 160.54, while the finished exterior grades at the building envelope are proposed to be between 160.45 m to 160.53 m, with the bottom of the proposed swale, immediately to the west of the proposed building, at 160.45 m (only 0.09 m below the FFE). The surrounding area grades (not subject to modification) to the northwest of the building are at the elevation of 160.42 m to 160.50 m

The Development Review received a response from McIntosh Perry, dated June 14, 2023, which stated that 150 mm thick external slab around the building will address the concern. It can be seen from the elevations provided on the plan, and as described above, that the recommended elevation difference was not provided - this condition appears not to be consistent with the recommendations of the Geotechnical investigation or the SWM practices.

This condition (FFE not being, as minimum, 0.15 m higher than the external grades at the building envelope) exposes the proposed building interior to an increased potential of future flooding caused by rainfall or snowfall events.

Both the Civil engineers and myself are comfortable with our details which include a 150mm upstand around the building to provide protection. I have included a screenshot of the detail which is a fairly typical detail we would provide. As well, we have positive drainage away from the building.

Can you please provide input from your point of view whether this detail satisfies the intent of the Geotechnical Report comments in section 7?

Happy to discuss in a call or teams meeting if that's easier.

Thanks,

Take care,



**APPENDIX C**  
**WATERMAIN CALCULATIONS**

Ryan Robineau

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From: Alison Gosling  
Sent: September 21, 2022 10:28 AM  
To: Ryan Robineau  
Subject: FW: Corkery Expansion:

Hey Ryan,

Can you save this email from the City on the tank sizing?

Thanks!

**Alison Gosling, P.Eng.**

**Project Engineer, Land Development**

T. 613.714.4629

[a.gosling@mcintoshperry.com](mailto:a.gosling@mcintoshperry.com) | [www.mcintoshperry.com](http://www.mcintoshperry.com)

**McINTOSH PERRY**

Turning Possibilities Into Reality

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From: Kulyk, Derek <derek.kulyk@ottawa.ca>  
Sent: September 21, 2022 8:25 AM  
To: Alison Gosling <a.gosling@mcintoshperry.com>; Curtis Melanson <c.melanson@mcintoshperry.com>  
Cc: Whittaker, Damien <Damien.Whittaker@ottawa.ca>  
Subject: RE: Corkery Expansion:

Hello Alison,

Thank you for providing the information that we requested.

It appears that, in this case, the NFPA 1142 direction suggested by the FUS would have been acceptable with a minor adjustment. While reviewing the submitted calculations, by the Senior Engineer, it was noticed that the OHC classification should be changed to a 4 (Exhibition hall, Auditorium).

That being said, it appears that the concept of firefighting protection and the requirement of FUS approach for all rural site plan applications caused a somewhat exaggerated focus on the need for tanks, over time, and loss of the bigger picture that was already addressed, to some degree, in the Servicing & Stormwater Management report; Corkery Community Centre – 3449 & 34478 Old Almonte Road (prepared by McIntosh Perry Consulting Engineers, dated; March 15, 20220). The report stated that the overall building area (existing and new) is 507.6 sqm and therefore it does not require the fire tanks, as it did not meet the required threshold.

Our understanding is, at this time, that since the overall building area (existing and proposed) does not meet the City of Ottawa Fire services threshold needed to apply fire tanks, we will not be requiring the water storage tanks, however there might be OBC or other specific firefighting requirements outside Development Review that might have to be complied with, including those of Ottawa Fire Services.

Sincerely,  
Derek Kulyk.

# McINTOSH PERRY

## 000-21-3339 - 3447 Old Almonte Road - Water Demands

Project:	3447 Old Almonte Road
Project No.:	000-21-3339
Designed By:	AJG
Checked By:	AJG
Date:	June 13, 2023
Site Area:	3.76 gross ha

Community Centre/ Dance Hall	508 m <sup>2</sup>	* Includes existing and proposed building addition
Community Centre/ Dance Hall Kitchen	38 seats	

### AVERAGE DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Community Centre/ Dance Hall	15	L/m <sup>2</sup> /day
Community Centre/ Dance Hall Kitchen	125	L/(Seat/d)
<b>AVERAGE DAILY DEMAND</b>	<b>8.59</b>	<b>L/min</b>
	<b>0.14</b>	<b>L/s</b>

### MAXIMUM DAILY DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	9.5	x avg. day L/c/d
Industrial	1.5	x avg. day L/gross ha/d
Commercial	1.5	x avg. day L/gross ha/d
Institutional	1.5	x avg. day L/gross ha/d
<b>MAXIMUM DAILY DEMAND</b>	<b>12.88</b>	<b>L/min</b>
	<b>0.21</b>	<b>L/s</b>

### MAXIMUM HOUR DEMAND

DEMAND TYPE	AMOUNT	UNITS
Residential	14.3	x avg. day L/c/d
Industrial	1.8	x max. day L/gross ha/d
Commercial	1.8	x max. day L/gross ha/d
Institutional	1.8	x max. day L/gross ha/d
<b>MAXIMUM HOUR DEMAND</b>	<b>23.18</b>	<b>L/min</b>
	<b>0.39</b>	<b>L/s</b>

WATER DEMAND DESIGN FLOWS PER UNIT COUNT  
CITY OF OTTAWA - WATER DISTRIBUTION GUIDELINES, JULY 2010

<b>AVERAGE DAILY DEMAND</b>	0.14	L/s
<b>MAXIMUM DAILY DEMAND</b>	0.21	L/s
<b>MAXIMUM HOUR DEMAND</b>	0.39	L/s

# McINTOSH PERRY

## 000-21-3339 - 3447 Old Almonte Road - OBC Fire Calculations

Project: 3447 Old Almonte Road  
 Project No.: 000-21-3339  
 Designed By: AJG  
 Checked By: AJG  
 Date: June 13, 2023

### Ontario 2006 Building Code Compendium (Div. B - Part 3)

#### Water Supply for Fire-Fighting - Community Centre Addition

Building is classified as Group : A-3 (from table 3.2.2.55)

Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance ratings. Roof assemblies, mezzanies, loadbearing walls, columns and arches do not have a fire-resistance rating.

From Div. B A-3.2.5.7. of the Ontario Building Code - 3. Building On-Site Water Supply:

(a)  $Q = K \times V \times S_{tot}$

where:

Q = minimum supply of water in litres

K = water supply coefficient from Table 1

V = total building volume in cubic metres

S<sub>tot</sub> = total of spatial coefficient values from the property line exposures on all sides as obtained from the formula:

$S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \dots \text{etc.}]$

K	32	(from Table 1 pg A-31) (Worst case occupancy {E/ F2} 'K' value used)
V	2,882	(Total building volume in m <sup>3</sup> .)
S <sub>tot</sub>	1.0	(From figure 1 pg A-32)
Q =	92,214.14 L	

			From Figure 1 (A-32)
S <sub>north</sub>	62.5	m	0.0
S <sub>east</sub>	116.8	m	0.0
S <sub>south</sub>	72.5	m	0.0
S <sub>west</sub>	77.0	m	0.0

\* approximate distances

#### From Table 2: Required Minimum Water Supply Flow Rate (L/s)

2700 L/min if Q < 108,000 L  
 713 gpm\*

\*NOTE: The building is under 600m<sup>2</sup> and is a single storey building, therefore the minimum Water Supply Flow Rate is:

1800 L/min

This flow equates to a volume of 54,000 L or 14,265 gal required for 30min. Fire Station #84 is located on the site and has a fire tank of 10,000 gal. The trucks already have water within them which provide more available water. In addition, while the first tank is being pumped transportable water supply can be brought to the site.



# McINTOSH PERRY

## 000-21-3339 - 3447 Old Almonte Road - Fire Underwriters Survey

Project: 3447 Old Almonte Road  
 Project No.: 000-21-3339  
 Designed By: A.J.G.  
 Checked By: A.J.G.  
 Date: June 13, 2023

### From the Fire Underwriters Survey (2020)

From Part II – Guide for Determination of Required Fire Flow Copyright I.S.O.:  
 City of Ottawa Technical Bulletin ISTB-2018-02 Applied Where Applicable

#### A. BASE REQUIREMENT (Rounded to the nearest 1000 L/min)

$F = 220 \times C \times \sqrt{A}$  Where:  
 F = Required fire flow in liters per minute  
 C = Coefficient related to the type of construction.  
 A = The total floor area in square meters (including all storey's, but excluding basements at least 50 percent below grade) in the building being considered.

Construction Type Ordinary Construction

C	1	A	507.6 m <sup>2</sup>
Total Floor Area (per the 2020 FUS Page 20 - Total Effective Area)			507.6 m <sup>2</sup> * Unprotected Vertical Openings

Calculated Fire Flow	4,956.6 L/min
	5,000.0 L/min

#### B. REDUCTION FOR OCCUPANCY TYPE (No Rounding)

From Page 24 of the Fire Underwriters Survey:  
 Combustible 0%

Fire Flow	5,000.0 L/min
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#### C. REDUCTION FOR SPRINKLER TYPE (No Rounding)

Standard Water Supply Sprinklered -40%

Reduction	-2,000.0 L/min
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#### D. INCREASE FOR EXPOSURE (No Rounding)

	Separation Distance (m)	Cons. of Exposed Wall	Length Exposed Adjacent Wall (m)	Height (Stories)	Length-Height Factor	
Exposure 1	Over 30 m	Ordinary - Mass Timber (Unprotected)	20	1	20.0	0%
Exposure 2	Over 30 m	Ordinary - Mass Timber (Unprotected)	20	1	20.0	0%
Exposure 3	Over 30 m	Ordinary - Mass Timber (Unprotected)	20	1	20.0	0%
Exposure 4	Over 30 m	Ordinary - Mass Timber (Unprotected)	20	1	20.0	0%
						% Increase* 0%

Increase*	0.0 L/min
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#### E Total Fire Flow (Rounded to the Nearest 1000 L/min)

Fire Flow	3,000.0 L/min
Fire Flow Required**	3,000.0 L/min

\* In accordance with Part II, Section 4, the Increase for separation distance is not to exceed 75%  
 \*\* In accordance with Section 4 the Fire flow is not to exceed 45,000 L/min or be less than 2,000 L/min

# McINTOSH PERRY

## 000-21-3339 - 3447 Old Almonte Road - Rural Fire Protection Tank Calculations

Project: 3447 Old Almonte Road  
 Project No.: 000-21-3339  
 Designed By: RFR  
 Checked By: RFR  
 Date: June 13, 2023

### 1.0 BUILDING OCCUPANCY

From Table 3.1.2.1. Volume 1 of the National Building Code – Major Occupancy Classification:

Group A Division 3

### 2.0 BUILDINGS REQUIRING ON-SITE WATER SUPPLY

From Div. B A-3.2.5.7. Volume 2 of the National Building Code – 3." Buildings Requiring On-Site Water Supply"

(a)  $Q = K \times V \times S_{tot}$

where:

Q = minimum supply of water in litres

K = water supply coefficient from Table 1

V = total building volume in cubic metres

$S_{tot}$  = total of spatial coefficient values from the property line exposures on all sides as obtained from the formula:

$S_{tot} = 1.0 + [S_{side1} + S_{side2} + S_{side3} + \dots \text{etc.}]$

K	32	(from Table 1 pg A-31)
V	3,386	(Total building volume in m <sup>3</sup> .)
$S_{tot}$	1.0	(From figure 1 pg A-32)
Q =	108,352 L	
Q =	28,624 us gal	

Snorth 62.5 m 0.0  
 Seast 116.8 m 0.0  
 Ssouth 72.5 m 0.0  
 Swest 77 m 0.0  
 \* approximate distances

### 3.0 MINIMUM REQUIRED WATER SUPPLY

From Div. B A-3.2.5.7., Table 2, Volume 2 of the National Building Code – Required Minimum Water Supply Flow Rate (L/min)

2,700 L/min (if  $Q \leq 108,000$  L)

\* **NOTE:** The building is under 600m<sup>2</sup> and is a single storey building, therefore the minimum Water Supply Flow Rate is:

1800 L/min

This flow equates to a volume of 54,000 L or 14,265 gal required for 30min.

Therefore, the number of proposed underground fire protection tanks will be 1 – 37,854 L (10,000 us gal) tank and 1- 18,927 L (5,000 us gal) tank.

**SPECIFICATIONS:**

**NOMINAL TANK SIZE 23000 LITRES (5081 GAL) SEPTIC TANK OR HOLDING TANK OR WATER CISTERN**

**CAPACITY**

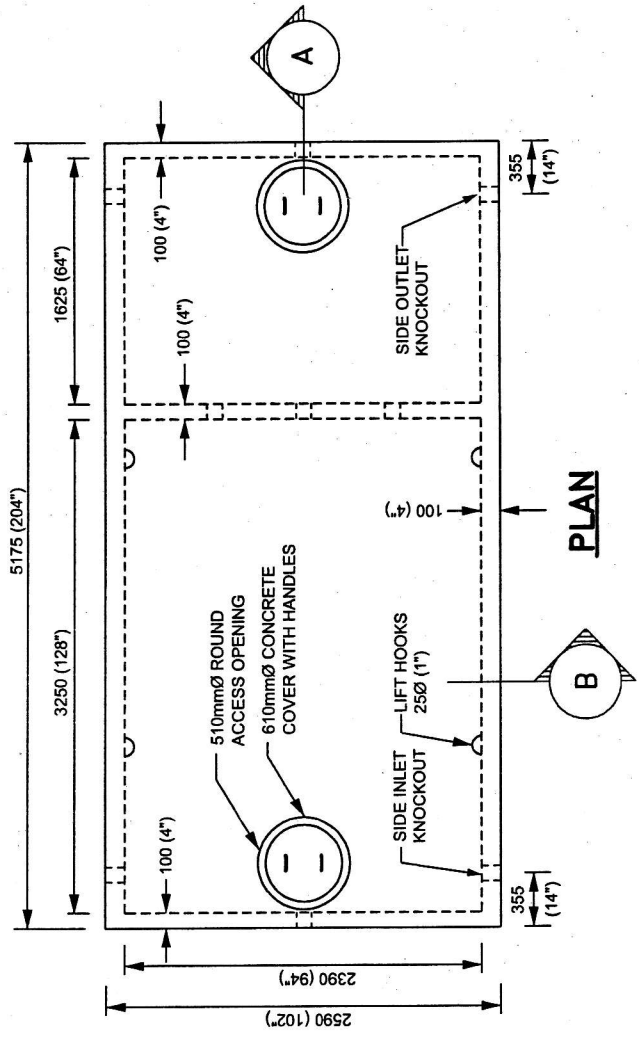
23070 LITRES (5075 GAL.) TO OUTLET  
 26957 LITRES (5930 GAL.) TO UNDERSIDE OF LID  
 11651 LITRES (2563 GAL.) PER VERTICAL METRE

**WEIGHT**

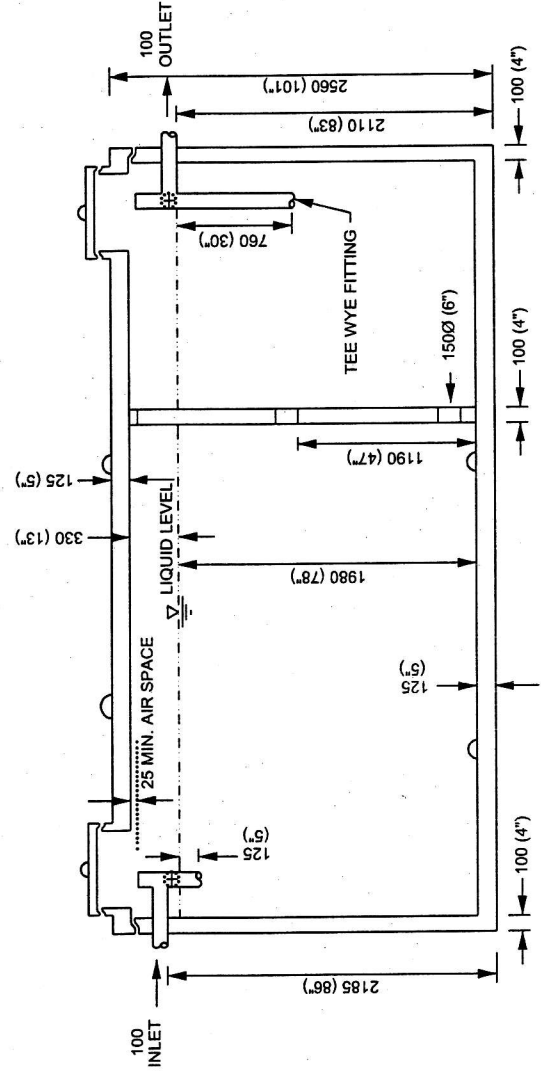
TANK SECTION = 4550 Kg (10031 lbs.)  
 ASSEMBLED WEIGHT = 20005 Kg (44103 lbs.)

**NOTES:**

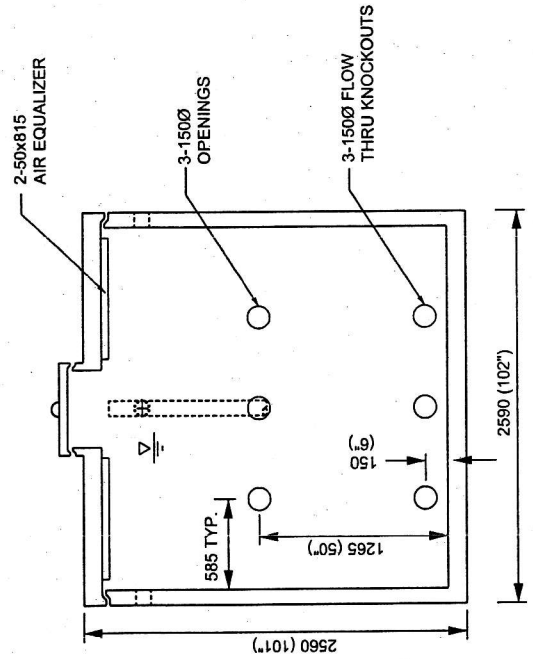
- 1) CONCRETE TO BE 35 MPa WITH 5-8% AIR ENTRAINMENT
- 2) CONCRETE MIX IS NON-SULPHATE RESISTANT.
- 3) REINFORCEMENT TO CONFORM TO CAN/CSA G30.18):  
 TOP AND BOTTOM SLABS:  
 15M @ 200mm O/C UPPER LAYER LONG SPAN  
 15M @ 200mm O/C LOWER LAYER SHORT SPAN  
 15M - 600x600 CORNER BARS @ 200mm O/C  
 WALL REINFORCEMENT:  
 15M @ 200mm O/C HORIZONTAL INSIDE FACE OF WALL  
 15M @ 200mm O/C VERTICAL OUTSIDE FACE OF WALL  
 4) MINIMUM CONCRETE COVER OVER REINFORCEMENT IS 25mm (1")
- 5) CERTIFIED MAXIMUM BURIAL DEPTH = 1.0m (3.3')
- 6) EFFLUENT FILTER OR TEE WYE SYSTEM OPTIONAL.
- 7) CHAMBER DIVIDER IS MONOLITHIC TO TOP AND BOTTOM SECTIONS.
- 8) 100mm (4") PVC COUPLINGS WITH OUTSIDE RING ARE CAST-IN AT INLET AND OUTLET FOR WATER TIGHT CONNECTION.
- 9) STANDARD ACCESS OPENINGS ARE 510mm.  
 OPTIONAL 600mm ACCESS OPENINGS AVAILABLE.



**PLAN**



**SECTION A**



**SECTION B**

ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED

Product No.:

**MAC-23000-1P**

**MacGREGOR CONCRETE PRODUCTS LIMITED**

**CONCRETE SEPTIC TANK  
 23,000 LITRE (5075 GAL.) WORKING CAPACITY**

Scale: Not to scale

Date: JUNE 2009

**SERIES F-5**

**SPECIFICATIONS:**

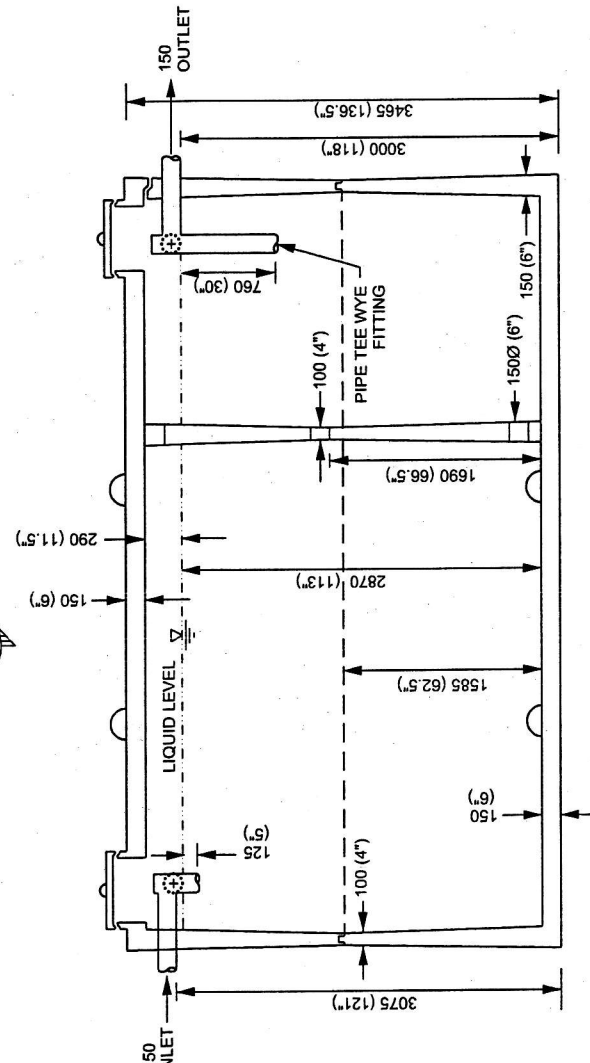
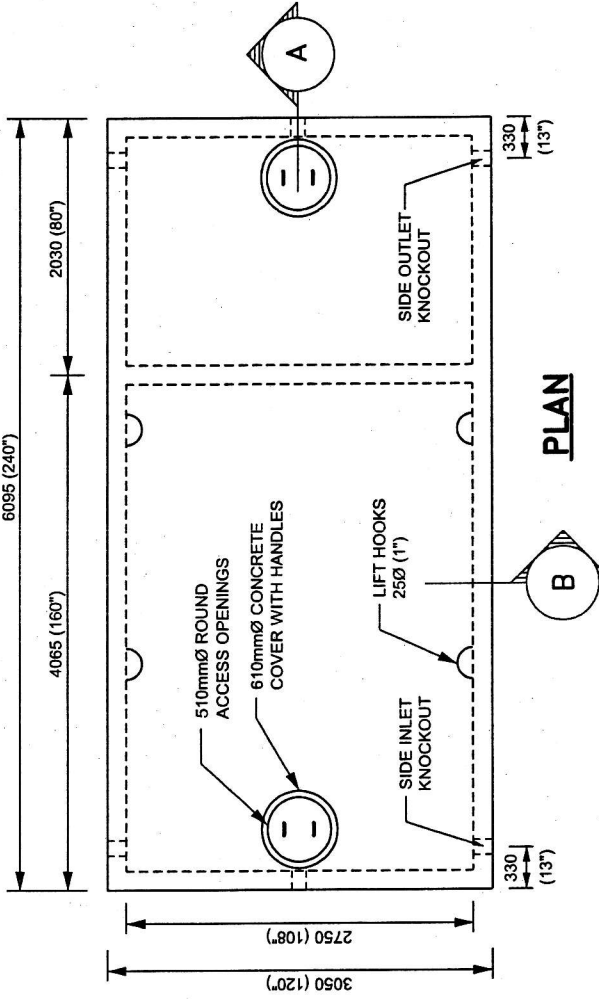
**NOMINAL TANK SIZE 41300 LITRES (9000 GAL) SEPTIC TANK OR HOLDING TANK OR WATER CISTERN**

**CAPACITY**  
 45765 LITRES (10067 GAL.) TO OUTFLET  
 15946 LITRES (3508 GAL.) PER VERTICAL METRE

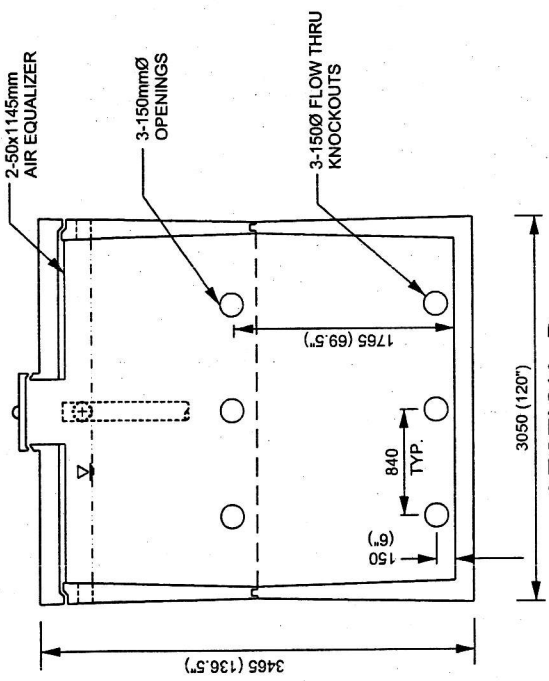
**WEIGHT**  
 TOP SECTION = 18180 kg (40079 lbs.)  
 BOTTOM SECTION = 18180 kg (40079 lbs.)  
 ASSEMBLED WEIGHT = 36360 kg (80158 lbs.)

**NOTES:**

- 1) CONCRETE TO BE 35 MPa WITH 5-8% AIR ENTRAINMENT
- 2) CONCRETE MIX IS NON-SULPHATE RESISTANT.
- 3) REINFORCEMENT (TO CONFORM TO CAN/CSA G30.18):  
 TOP AND BOTTOM SLABS:  
 15M @ 200mm O/C UPPER LAYER LONG SPAN  
 15M @ 200mm O/C LOWER LAYER SHORT SPAN  
 15M - 600x600 CORNER BARS @ 200mm O/C
- WALL REINFORCEMENT:  
 15M @ 200mm O/C HORIZONTAL INSIDE FACE OF WALL  
 15M @ 200mm O/C VERTICAL OUTSIDE FACE OF WALL
- 4) MINIMUM CONCRETE COVER OVER REINFORCEMENT IS 25mm (1")
- 5) CERTIFIED MAXIMUM BURIAL DEPTH = 1.0m (3.3')
- 6) OUTFLET BAFFLE EXTENDS TO AT LEAST TOP OF THE CHAMBER.
- 7) CHAMBER DIVIDER IS MONOLITHIC TO TOP AND BOTTOM SECTIONS.
- 8) 150mm (6") PVC COUPLINGS WITH OUTSIDE RING ARE CAST-IN AT INLET AND OUTFLET FOR WATER TIGHT CONNECTION.
- 9) EFFLUENT FILTER OR TEE WYE SYSTEM OPTIONAL.
- 10) STANDARD ACCESS OPENINGS ARE 510mm. OPTIONAL 600mm OPENINGS AVAILABLE.



**SECTION A**



**SECTION B**

ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED  
 Product No.:

MacGREGOR CONCRETE PRODUCTS LIMITED  
 CONCRETE SEPTIC TANK  
 45,700 LITRE (10,067 GAL.) WORKING CAPACITY

Scale: Not to scale  
 Date: JUNE 2009  
 SERIES G-3

**MAC-45500A-2P**

**APPENDIX D  
SEPTIC DESIGN**

## MEMORANDUM

To: Ottawa Septic System Office  
From: Patrick Leblanc, P.Eng., Senior Environmental Engineer  
Date: May 3, 2022  
Re: City of Ottawa - Corkery Community Centre Expansion - Sewage System Assessment Update  
3447 Old Almonte Road, Carp, ON

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The firm of McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) was originally retained by the City of Ottawa to complete an on-site sewage system assessment at the above-noted property in 2019. The purpose of the inspection was to assess the physical condition of the existing sewage system and determine the size and location of the components. A capacity assessment of the existing system was also conducted to determine the maximum capacity of the system in the event there are future expansions associated with the existing building.

Based on our field investigation, the existing building is serviced by a Class IV sewage system consisting of a two compartment 10,870 L (+/-) concrete septic tank and associated absorption trench leaching bed. Using hand operated equipment, our probe holes and test holes revealed a leaching bed comprised of approximately 8 runs each with a length of 18.5 m, for a total of 148 linear metres of distribution piping.

It should be noted that the findings of the initial assessment regarding the existing underlying native soils in the vicinity of the Class 4 leaching bed have been updated based on a supplementary field investigation conducted by McIntosh Perry in 2021, along with the review of the Geotechnical Investigation (exp., July 2021) conducted to support of the proposed Corkery Community Centre expansion.

## 1.0 SITE ASSESSMENT

As part of the initial assessment, McIntosh Perry completed two site inspections of the above-noted property on November 29, 2019 and again on January 9, 2020 to assess the existing on-site sewage system. As part of the 2021 assessment update, McIntosh Perry completed an additional site visit on December 22, 2021 after identifying discrepancies between the findings of the initial native soils assessment (2019) and the newly available Geotechnical Investigation (exp., July 2021).

### 1.1 SEPTIC TANK

The observed existing concrete septic tank appeared to have a working capacity of approximately 10,870 L, based on internal and external measurements. The areas of the concrete tank that were visible (i.e. above the water level) generally appeared to be in good condition. The original concrete lids have been replaced with steel manholes risers and lids which have been extended to the ground surface. No root intrusion or ground water infiltration were evident within the visible areas of the septic tank. Rigid insulation boards have been placed within the riser openings. The interior concrete centre wall was in place and appeared to be functioning

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as per design; solids and floatables in the first compartment, and liquid effluent in the second compartment. The interior PVC inlet and outlet baffles were in place and appeared to be functioning. It should be noted that although the septic tank was installed with outlet baffle, it was not outfitted with an effluent filter as is currently required by the OBC.

The applicable minimum horizontal clearances from the septic tank are as follows (Ontario Building Code (OBC) Table 8.2.1.6.A.):

- 1.5 m from a structure;
- 15 m from a drilled well;
- 30 m from a dug well;
- 15 m from a Lake, and
- 3 m from a property line.

The minimum setbacks for the septic tank were met, however, it should be noted that the septic tank was measured to be at the minimum separation distance of 15m.

## 1.2 LEACHING BED

The location of the leaching bed was located through probe holes and hand dug test pits, and the extent was estimated based on the local topography and the known location of the septic tank and other site features. Two test pits (TP1 and TP2) were advanced as part of the initial assessment within the leaching bed area and exposed the distribution pipe, stone surrounding the pipe, and native soil. An additional test pit (TP3) was advanced beyond the partially raised portion of the sewage system in the expected direction of subsurface flow as part of the 2021 assessment update to confirm the native soil description (see Figure 1). No ponded water was observed around the distribution pipe in any of the test hole locations.

The leaching bed is comprised of 8 runs of approximately 18.5 m each in length, spaced at 1.6 m, centre to centre. The absorption trenches consisted of a stone layer averaging in 0.35 m in thickness, overlain by approximately 0.3 m to 0.6 m of cover material, based on the observations made at both test hole locations advanced in the leaching bed. The stone layer is underlain by sand material which was observed to a depth of 0.9 m below the stone layer. The absorption trenches appeared to meet the requirements of OBC 8.7.3.2.(1). The clear stone trenches were clearly defined and overlain with a non-woven geotextile. OBC Clause 8.7.3.3(5) states that the stone layer must be comprised of washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.3, be not less than 0.5 m in width, extend not less than 0.15 m below the distribution pipe, and extend not less than 0.05 m above the distribution pipe. Therefore, the stone around the distribution pipes located in test pits met the OBC requirements for the stone layer. OBC Clause 8.7.3.3(2) states that the stone layer must be protected to prevent soil from entering the stone by covering it with untreated building paper or a permeable geo-textile fabric. The stone layer was protected by permeable geotextile as per OBC requirements.

A percolation rate of approximately 8 min/cm was determined to be appropriate for the imported sand material present below the clear stone layer using OBC's Supplementary Standard SB-6 for Percolation Time and Soil Descriptions.

No anaerobic biomat or ponded effluent was observed within the clear stone layer or the sand in both test hole locations which presents itself as a black sludge coating the sand and the clear stone. TP1 was put down towards the header (nearest the building), on the south west side of the leaching bed. TP2 was put down towards the footer and north east side of the leaching bed. Typically, as the leaching bed starts aging, the anaerobic biomat will start forming towards the header and centre of the leaching bed, since this is where the effluent travels first.

No visible signs of failure were observed at the time of this inspection. Visible signs of sewage disposal system failure can include strong odours, spongy soil, excessive grass growth, effluent breakout, and excessive algae growth in downstream water bodies. Visual observation of the ground surface near the leaching bed did not uncover signs of strong odours, unusual vegetation growth, or effluent breakout. No spongy soil was observed on the surface of the leaching bed.

The applicable minimum horizontal clearances from the distribution piping are as follows (OBC Table 8.2.1.6.B.):

- 5 m from a structure;
- 15 m from a well with a watertight casing to a depth of at least 6 m;
- 30 m from any other well;
- 15 m from a Lake, and
- 3 m from a property line.

However, as per OBC 8.7.4.2.(11), the horizontal clearance distances from the distribution piping shall be increased by twice the height that the leaching bed is raised above the original grade. Based on our field observations, this system was most likely installed as a partially raised leaching bed, as such, an increased separation distance of up to 1.5 m should be required given that the system appears raised approximately 0.75m above surrounding grade. The applicable minimum horizontal clearances from the distribution piping are as follows:

- 6.5 m from a structure;
- 16.5 m from a well with a watertight casing to a depth of at least 6 m;
- 16.5 m from a Lake; and,
- 4.5 m from a property line.

The distribution piping meets all applicable minimum horizontal clearances.

## 2.0 CAPACITY ASSESSMENT

No existing documentation was available to us prior to our site visit, as such, the information gathered during the field investigation was relied upon to calculate the existing capacity of the existing system based on the



Ontario Building Code (OBC) guidelines. Two file searches were submitted to the Ottawa Septic System Office (OSSO). The file search was originally performed by the OSSO for the property at civic address 3449 Old Almonte Road provided sewage system information related to the Fire Station 84, as such, a secondary file search was submitted for 3447 Old Almonte Road; there were not results from either of the searches.

The following information was reviewed as part of this capacity assessment:

- Findings from the Sewage System Assessment by McIntosh Perry;
- Email correspondence with City of Ottawa project team outlining current and proposed building information (e.g. size and fixtures) and occupancy, and
- Google Earth imagery (aerial photography and street view).
- Geotechnical Investigation – Corkery Community Centre Expansion (exp., July 2021)

## 2.1 Existing Conditions

As no permit was available for review, there was no record of the existing daily sewage system design flow used for design. Based on information provided to McIntosh Perry, the building was originally serviced by a holding tank and a leaching bed was added around 2001. As indicated in the physical assessment of the sewage system, the property is currently serviced by a conventional Class IV septic system. The system consists of a 10,870 L +/- concrete tank and the associated leaching bed.

The existing building is approximately 120 m<sup>2</sup> and has a kitchen with a double sink. The building also has a male and female washroom each with two water closet fixtures and a sink. It is our understanding that there are no washing machines or dishwashers located in the existing building. As part of the proposed building expansion, the existing kitchen will be relocated to the proposed expansion and will include an additional sink, a utility sink/pan will be installed within the new janitor's room, and a new single additional universal washroom will be installed within the existing building in addition to the male and female washrooms. To determine the maximum capacity of the system, three components were examined with regards to sizing. The total contact area, septic tank sizing, and total length of distribution piping. Using these restrictions, it is possible to review different scenarios to justify a design flow. These theoretical design flows are discussed further in section 2.2 of this memorandum.

Using the current OBC guidelines for minimum contact area required for the current building use (OBC Clause 8.7.4.1), the contact area has been provided using native soils (dense silty gravel with sand (GM)/silt sand with gravel (SM)) with an estimated T-time between 12 min/cm to 20 min/cm as per OBC's Supplementary Standard SB-6 for Percolation Time and Soil Descriptions. Please refer to the attached Geotechnical Investigation (exp., July 2021) for a copy of soil sieve analysis for the overburden material encountered immediately north of the existing sewage system and that is in accordance with findings of TP3 advanced by McIntosh Perry immediately beyond the raise portion of the sewage system. As such, the associated maximum total daily design flow would not be restricted by the available contact area as the native SM/GM soils are expected to extend significantly beyond the edge of the raised portion of the leaching bed and provide more than the minimum contact area of 370 m<sup>2</sup> (10 L/m<sup>2</sup>/day for soil with T-time ≤ 20 min/cm) for the theoretical leaching bed capacity of 3,700 L/day.

Using the current OBC guidelines for minimum septic tank size for the current building use (OBC Clause 8.2.2.3.(1)), the minimum required tank size is 3 times the design flow for commercial/institutional use, therefore, a 10,870L septic tank would permit a maximum total daily design flow of 3,600L/day.

Using the current OBC guidelines for calculating the required length of distribution pipe (OBC Clause 8.7.3.1.(2)), and using the T-time of 8 min/cm for the imported 900mm of sand below the absorption trenches, the total provided length of distribution pipe of 148m would be suitable to service up to 3,700L/day.

## 2.2 Proposed Conditions

Part of this review includes establishing a flow associated with a new 387.7 m<sup>2</sup> building expansion and the associated increase in occupancy. Ontario Building Code Part 11 Data Matrix completed by the project's architect lists the total assembly occupancy for the entire facility at 150 persons. By using current OBC guidelines, the flow associated with this occupancy can vary depending on the intended use of the building and has been broken down below into three options.

1. Assembly Hall, No food Service (8L/day/person) = 150 people x 8L/day = 1,200 L/day
2. Public Parks, With Toilets Only (20L/day/person) = 150 people x 20L/day = 3,000 L/day
3. Assembly Hall, Food Service Provided (36L/day/person) = 100 people x 36L/day = 3,600L/day

As per the options presented above to calculate the daily sanitary design flow, it is proposed that the capacity of the existing sewage system be rated at 3,600 L/day. This would be associated with an occupant load of 450 people for assembly hall with no food service, 180 people for public parks with toilets only, or 100 people for assembly hall occupancy with food service provided.

Please note that in consultation with the City of Ottawa's project manager for the proposed expansion project it was established that typical maximum daily occupancy for the building would be 75 people, with a peak of 125 people expected to only occur approximately once or twice a year. It was also clarified that for larger external events (such as soccer tournaments), portable toilets would be brought to site specifically for the event.

## 3.0 CONCLUSIONS

In summary, the existing sewage system appears to be hydraulically functioning and is not showing signs of significant impacts with would affect its performance at this time. The existing absorption trench leaching bed appears to have met the OBC installation requirements, but it is unknown what design daily flow was used for the original building. As a result, the sizing of the sewage system components has been assessed individually and the limiting design flow of 3,600L/day based on existing septic tanks sizing should be considered to be the minimum. Should a larger septic tank be installed, the existing sewage system based on the existing length of distribution pipes could be expected to support up to 3,700L/day.

Following a review of the available information, as well as an assessment of the physical condition of the sewage system, the subsequent conclusions were determined:

- It appears the OSSO has no records of the original holding tank and later addition of the distribution pipes that converted the sewage system from a Class 5 to a Class 4. The sewage system appears to be functioning hydraulically and distribution piping appears to have been installed to support up to 3,700L/day, however, it does appear that based on OBC requirements, the existing septic tank capacity is the limiting factor in establishing the system's actual daily design flow;
- Based on observations at the time of inspection, the leaching bed did not show any signs of physical failure that would warrant immediate remediation measures be implemented.
- Installation of an effluent filter on the outlet of the septic tank to comply with the requirements of the OBC should be considered regardless of a possible expansion of the facility, and
- The proposed building addition would likely trigger an OBC Part 8 review the regulator. It is recommended that a Part 10/11 renovation permit be obtained from the local Part OBC Part regulator (OSSO) to formalize the findings of this assessment and to ensure a permit is obtained for future reference. As part of the OSSO application, the only recommended change/upgrade to the sewage system will be to install an effluent filter as a retrofit on the septic tank's outlet.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Regards,



Patrick Leblanc, P.Eng.  
Senior Environmental Engineer  
(613) 714-4586  
[p.leblanc@mcintoshperry.com](mailto:p.leblanc@mcintoshperry.com)

Memorandum - Corkery Community Centre - Sewage System Assessment Update.May.3.2022.docx

Attach.: Fig. 1 -Existing Sewage System Plan – Corkery Community Centre Sewage System Assessment (McIntosh Perry, Rev.1, May.3.2022)  
Geotechnical Investigation – Corkery Community Centre Expansion (exp., July 2021)

FILENAME: I:\Ottawa\01 Project - Proposal\2021 Jobs\CCO\CO-21-3339 - CNY Corkery Hill - 3447 Old Almonte Road\03 - Services\Summary\CP-19-0590\_116 Cl. Rev.1 May.2.2022.dwg  
 USER: JEFFREY WOODRUFF, MAY 02, 2022 12:01:34 PM  
 C:\Users\JEFFREY\OneDrive\Documents\CP-19-0590\_116 Cl. Rev.1 May.2.2022.dwg  
 PLOT DATE: 05/03/2022 10:54:00 AM  
 PLOT SCALE: 1:250  
 PLOT SHEET: 1 OF 1



TBM: TOP OF EXISTING DRILLED WELL  
 ASSUMED ELEVATION = 100.00m

No.	Revision/Issue	Date
1	REVISED/FOR OSSO SUBMISSION	MAY/3/2022
0	ISSUED FOR REVIEW	JAN/08/20

**McINTOSH PERRY**  
 115 Walgreen Road, RR 3  
 Carp, ON KOA 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Stamp:	Stamp:
--------	--------

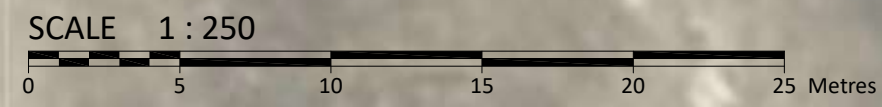
Client:  
**CITY OF OTTAWA**  
 100 CONSTELLATION DRIVE

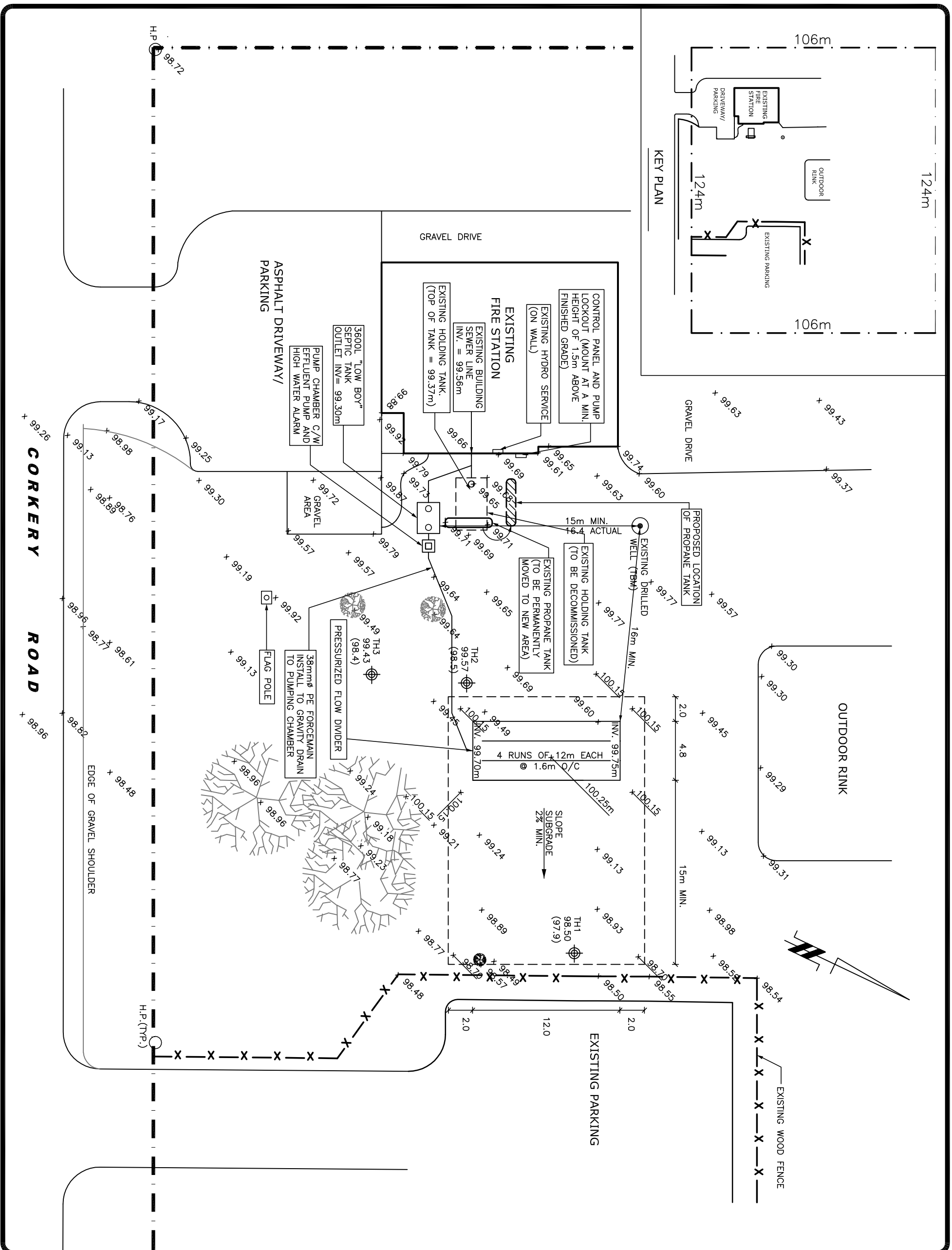
Project:  
**CORKERY COMMUNITY CENTRE  
 SEWAGE SYSTEM ASSESSMENT**  
 3447 OLD ALMONTE ROAD

Drawing Title:  
**EXISTING SEWAGE  
 SYSTEM PLAN**

Scale:	1:250	Project Number: <b>CM-19-0590/ CCO-21-3339</b>
Drawn by:	BA	
Checked By:	PL	Drawing Number: <b>FIG.1</b>
Designed By:		
Date:	DEC/20/19	

○ TOP OF CONCRETE LIGHT  
 STANDARD BASE = 98.92m±





- LEGEND:**
- TEST HOLE LOCATION
  - 98.54 EXISTING GROUND SURFACE ELEV. (m)
  - 99.00 PROPOSED GROUND SURFACE ELEV. (m)
  - (98.5) INFERRED BEDROCK ELEVATION (m)

**BENCHMARK INFORMATION:**  
 TBM - TOP OF EXISTING DRILLED WELL  
 ASSUMED ELEVATION = 100.00m

Date	Description	Rev.

**CITY OF OTTAWA**

Consultant:  
**patersongroup**  
 consulting engineers

Project:  
**CORKERY FIRE STATION**  
**NO. 84**  
 3449 OLD ALMONTE ROAD  
 OTTAWA, ONTARIO

Drawing:  
**SEWAGE SYSTEM**  
**LAYOUT PLAN**

Scale:	1:300	Seal:	
Date:	09/2009		
Drawn by:	BAA		
Checked by:	RAP		
File:	PH1211		
Drawing No.:	<b>PH1211-1</b>		

RENOVATION PERMIT #

B - 22 - 085

PART 10 & 11 - OSSO



Ottawa Septic System Office Bureau des systèmes septiques d'Ottawa

3889 Rideau Valley Drive Box 599 Manotick, ON K4M 1A5

Phone: 613-692-3571 Press "4"

Fax: 613-692-1507

Email: [septic@rvca.ca](mailto:septic@rvca.ca)

Scan - Email -Phone  
Folder - CanadaPost -PickUp Box



Address of property: 3447 Old Almonte Township: Cum-Osg-Glo-Ott-Fit-Tor-Hun-Kan-Gou-Rid-Nep  
Contact for pickup: City of Ottawa Phone#/Email: \_\_\_\_\_

### INFORMATION FOR OWNER/APPLICANT

Attached is the completed plan review & comments for the proposed Renovation/Change of Use.

- Approval Part 10,11 – TWO (2) copies - attached:
  - APPLICANT – Copy #1 to retain for own reference & records
  - CITY – Copy #2 \*\* Agent/Property Owner is responsible for delivering directly to City Plans Examiner to append to concurrent building application package\*\*

#### PLEASE NOTE

- A permit is **valid for 12 months** from the original date of issuance noted in field labelled "permit date". If lapsed, it is not renewable.
- No person shall make a material change or cause a material change to be made to a plan, specification, document or other information on the basis of which a permit was issued without notifying, filing details with and obtaining the authorization of the Chief Building Official. (*Building Code Act 1992, c.23, s.8(12)*)

Visit our website for a detailed description of the review process  
[Ottawasepticsystemoffice.ca](http://Ottawasepticsystemoffice.ca)

### Questions – Contact Reviewer

**EAST of Rideau River:** Cumberland, Osgoode, Gloucester, Ottawa

**WEST of Rideau River:** Fitzroy, Torbolton, Huntley, Kanata, Goulbourn, Rideau, Nepean

Jason Hutton

x1152

[jason.hutton@rvca.ca](mailto:jason.hutton@rvca.ca)

Thank You!


Reno Part 10,11  
Change of Use

# Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

<b>R.V.C.A. RECEIVED</b>				<b>For use by Principal Authority</b>			
Application number:			Permit number (if different):				
OCT 28 2022			RENOVATION PERMIT #				
Date received:			Roll number:				
			B-22-085				
OTTAWA SEPTIC SYSTEM OFFICE							PART 10 & 11 - OSSO
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)							
<b>A. Project information</b>							
Building number, street name						Unit number	Lot/con.
3447 Old Almonte Road							
Municipality			Postal code		Plan number/other description		
City of Ottawa			K0A 1L0				
Project value est. \$				Area of work (m <sup>2</sup> )			
<b>B. Purpose of application</b>							
New construction		Addition to an existing building		Alteration/repair		Demolition	Conditional Permit
Proposed use of building		Current use of building					
Residential		Residential					
Commercial		Commercial					
Other: <b>Community Centre</b>		Other: <b>Community Centre</b>					
Description of proposed work Check ALL that apply							
Add BEDROOMS		Y (N)		If OTHER, please describe project here: _____			
Add FIXTURES		Y (N)		Obtain approval of existing undocumented Class 4 absorption trench sewage system to service existing community centre and proposed building expansion. See attached memorandum for detailed assessment of existing sewage system.			
Add FINISHED FLOOR AREA		Y (N)					
CHANGE of USE		Y (N)					
<b>C. Applicant</b>							
Applicant is:		<input type="checkbox"/> Owner or		<input checked="" type="checkbox"/> Authorized agent of owner			
Last name		First name		Corporation or partnership			
Leblanc		Patrick		McIntosh Perry Consulting Engineers Ltd.			
Street address						Unit number	Lot/con.
115 Walgreen Road							
Municipality		Postal code		Province		E-mail	
Carp		K0A 1L0		ON		p.leblanc@mcintoshperry.com	
Telephone number		Fax		Cell number			
( 613 ) 714-4586		( 613 ) 836-3742		( 613 ) 229-5863			
<b>D. Owner (if different from applicant)</b>							
Last name		First name		Corporation or partnership			
				City of Ottawa			
Street address						Unit number	Lot/con.
110 Laurier Avenue West							
Municipality		Postal code		Province		E-mail	
Ottawa		K1P 1J1		ON		nupur.chakravorty@ottawa.ca	
Telephone number		Fax		Cell number			
( 613 ) 580-2400 ext. 4312		( )		( 613 ) 286-0575			

Application for a Permit to Construct or Demolish – Effective January 1, 2014

<b>E. Builder (optional)</b>			
Last name	First name	Corporation or partnership (if applicable)	
Street address	Postal code	Province	Unit number / Lot/con. #
Municipality	Postal code	Province	E-mail
Telephone number ( )	Fax ( )	Cell number ( )	
<b>F. Tarion Warranty Corporation (Ontario New Home Warranty Program)</b>			
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.		Yes	No <input checked="" type="checkbox"/>
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?		Yes	No <input checked="" type="checkbox"/>
iii. If yes to (ii) provide registration number(s): _____			
<b>G. Required Schedules</b>			
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.			
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.			
<b>H. Completeness and compliance with applicable law</b>			
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted).		Yes <input checked="" type="checkbox"/>	No
Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.		Yes <input checked="" type="checkbox"/>	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .		Yes <input checked="" type="checkbox"/>	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.		Yes <input checked="" type="checkbox"/>	No
iv) The proposed building, construction or demolition will not contravene any applicable law.		Yes <input checked="" type="checkbox"/>	No
<b>I. Declaration of applicant</b>			
I, <u>Patrick Leblanc</u> declare that:			
(print name)			
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
Date <b>May 26, 2022</b>		Signature of applicant 	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.




R.V.C.A. RECEIVED

2022-05-28

### Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

<b>A. Project Information</b>			
Building number, street name <b>3447 Old Almonte Road</b>		Unit no.	Lot/econ.
Municipality <b>City of Ottawa</b>	Postal code <b>K0A 1L0</b>	Plan number/ other description	
<b>B. Individual who reviews and takes responsibility for design activities</b>			
Name <b>Patrick Leblanc, P.Eng.</b>		Firm <b>McIntosh Perry Consulting Engineers Ltd.</b>	
Street address <b>115 Walgreen Road, R.R.3</b>		Unit no.	Lot/econ.
Municipality <b>Carp (City of Ottawa)</b>	Postal code <b>K0A 1L0</b>	Province	E-mail <b>p.leblanc@mcintoshperry.com</b>
Telephone number <b>( 613 ) 714-4586</b>	Fax number <b>( )</b>	Cell number <b>( 613 ) 229-5863</b>	
<b>C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]</b>			
House	HVAC – House	Building Structural	
Small Buildings	Building Services	Plumbing – House	
Large Buildings	Detection, Lighting and Power	Plumbing – All Buildings	
Complex Buildings	Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems	
Description of designer's work  <b>Obtain approval of existing undocumented Class 4 absorption trench sewage system to service existing community centre and proposed building expansion. See attached memorandum for detailed assessment of existing sewage system.</b>			
<b>D. Declaration of Designer</b>			
I, <u><b>Patrick Leblanc, P.Eng.</b></u> declare that (choose one as appropriate): (print name)			
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____			
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: <u><b>P.Eng. (Licence # 100141438)</b></u>			
The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. I have submitted this application with the knowledge and consent of the firm.			
Date <b>May 26, 2022</b>	Signature of Designer 		

RESERVATION PERMIT #  
22-085  
PART 10 & 11  
OSSE

**NOTE:**

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

R.V.C.A. RECEIVED

OCT 28 2022

### Schedule 2: Sewage System Installer Information

RENOVATION PERMIT #  
8-22-085  
PART 10 & 11 - OSSO

<b>A. Project Information</b>		
Building number, street name <b>3447 Old Almonte Road</b>		Unit number Lot/con.
Municipality <b>City of Ottawa</b>	Postal code <b>K0A 1L0</b>	Plan number/ other description

**B. Sewage system installer**

Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?

Yes (Continue to Section C)                      No (Continue to Section E)                       Installer unknown at time of application (Continue to Section E)

**C. Registered installer information (where answer to B is "Yes")**

Name		BCIN	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ( )	Fax ( )	Cell number ( )	

**D. Qualified supervisor information (where answer to section B is "Yes")**

Name of qualified supervisor(s)	Building Code Identification Number (BCIN)

**E. Declaration of Applicant:**

I, Patrick Leblanc declare that:  
(print name)


I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;

OR

I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.

I certify that:

- The information contained in this schedule is true to the best of my knowledge.
- If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Date **May 26, 2022**                      Signature of applicant 



R.V.C.A. RECEIVED  
OCT 28 2022

RENOVATION PERMIT #  
B-22-085  
PART 10 & 11 - OSSO

**Schedule 13**  
**Part 10 & 11 Site Amendment**  
Check All that apply to project

**Site Amendment/Description of Proposed Change/Renovation**

Residential  Community Centre  
 Commercial Property

Bedrooms:	#Existing	n/a	+	#Proposed	n/a	=	n/a	Schedule 8 (m <sup>2</sup> )
Fixture Units	#Existing	18	+	#Proposed	11.5	=	29.5	
Floor Area	#Existing	120	+	#Proposed	387.6	=	507.6	

Exceeding 15% of the gross area of the dwelling units for proposed addition  
 Change in Use:  
 Major occupancy (e.g. residential to commercial)  
 Occupant load (e.g. Office to warehouse)  
Please describe proposed use:  
  
 Installation of a POOL not meeting O.B.C Regulation setback distances  
 Installation of a DECK not meeting O.B.C Regulation setback distances

**Required attachments**

To be supplied by applicant/agent at applicant's expense:

- One of the following documents to **DESCRIBE CURRENT SEPTIC SYSTEM** (ONE x1 copy):
  - A. Copy of current sewage system approval (Use permit/ Certificate of Completion)
  - B. Professional engineer's report indicating size and location of system
- Each of these documents to **DESCRIBE PROPOSED RENOVATION** (ONE x1 copy)
  - A. Copy of site plan: Drawn to scale, indicating the layout of the existing building, well, other structures i.e shed, workshop, cabana
  - B. Completed Reno 10,11 Application Form
  - C. Copy of Building Plans: Drawn to scale, showing the changes/additions as proposed



R.V.C.A. RECEIVED  
OCT 28 2022

RENOVATION PERMIT  
8-22-085  
Do Not Complete  
Permit #  
Revision #  
Date: 08/30

**Schedule 8  
Fixture unit count**

Fixtures	# Existing + # Proposed X unit count = Fixture Count					
<b>Bathroom</b>						
Bathroom group (toilet, sink and tub or shower) installed in the <u>same</u> room		+		X	6	=
Bathtub with/without overhead shower		+		X	1.5	=
Shower stall		+		X	1.5	=
Wash basin (SINK) (1½inch trap)	2	+	3	X	1.5	= 7.5
Watercloset (TOILET) tank operated	3	+	1	X	4	= 16
Bidet	1	+		X	1.5	= 1.5
<b>Kitchen</b>						
Dishwasher		+		X	1	=
Sink with/without garbage grinder(s), domestic and other small type single, double or 2 single with a common trap	1	+	1	X	1.5	= 3.0
<b>Other</b>						
Domestic washing machine		+		X	1.5	=
Combination sink and laundry tray single or double (Installed on 1½ trap)		+	1	X	1.5	= 1.5

**\*Total: 29.5**

**\*Insert the TOTAL in Schedule 13 (O.Reg 151/13 Table 7.4.9.3)**

1. **Sump pumps and floor drains are not to be connected to the sewage system.** Connection of such fixtures to a sewage system may lead to a hydraulic failure of the said system. The above mentioned fixtures should be discharged separately to an approved Class 2 (leaching pit) sewage system.
2. Where laundry waste is not more than 20% of the total daily design sanitary sewage flow, it may discharge to a sewage system (Part 8, OBC, 8.1.3.1(2)).

  
Agent/Owner signature

May 26, 2022  
Date



TBM: TOP OF EXISTING DRILLED WELL  
ASSUMED ELEVATION = 100.00m

No.	Revision/Issue	Date
1	REVISED/FOR OSSO SUBMISSION	MAY/3/2022
0	ISSUED FOR REVIEW	JAN/08/20

**McINTOSH PERRY**  
 115 Walgreen Road, RR 3  
 Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Stamp: **K.V.C.A. RECEIVED** Stamp:  
**OCT 28 2022**  
**RENOVATION PERMIT #**  
**B-22-085**  
**PART 10 & 11 - OSSO**

Client:  
**CITY OF OTTAWA**  
 100 CONSTELLATION DRIVE

Project:  
**CORKERY COMMUNITY CENTRE**  
**SEWAGE SYSTEM ASSESSMENT**  
 3447 OLD ALMONTE ROAD

Drawing Title:  
**EXISTING SEWAGE**  
**SYSTEM PLAN**

Scale:	1:250	Project Number: <b>CM-19-0590/ CCO-21-3339</b>
Drawn by:	BA	
Checked By:	PL	Drawing Number: <b>FIG.1</b>
Designed By:		
Date:	DEC/20/19	

ALL RIGHTS RESERVED. Project: Corkery Community Centre Sewage System Assessment. Drawn by: BA. Checked by: PL. Date: Dec 20, 2019. Scale: 1:250.



Do Not Complete  
 Permit No B-22-085  
 Revision No \_\_\_\_\_  
 Date \_\_\_\_\_

**Permit**  
 Part 10/11- Change of Use/Renovation  
 Ontario Building Code

This permit verifies that the on-site sewage system was reviewed under the *Ontario Building Code* and *Ontario Regulation 350/06* as amended by *Ontario Regulation 503/09*

Reviewed & Recommended by: J.Hutton Owner: City of Ottawa  
 Civic Address: 3447 Old Almonte Rd Legal: \_\_\_\_\_  
 Roll #: \_\_\_\_\_

Existing number of bedrooms \_\_\_\_\_ Proposed number of bedrooms \_\_\_\_\_  
 Existing number of fixture units \_\_\_\_\_ Proposed number of fixture units \_\_\_\_\_  
 Existing finished floor area \_\_\_\_\_ m2 Proposed finished floor area \_\_\_\_\_ m2  
 Existing design flow 3600 L/day Proposed design flow 3600 L/day

Type of system:  Trench  Filter Media Bed  Area Bed  Treatment Unit  Effluent filter  
 Bed Configuration 8 runs at 18.5 m \_\_\_\_\_  
 Tank size 10870 L

**Permit Refused By:**

\_\_\_\_\_  
 Terry K. Davidson, P.Eng., Manager Septic System Approvals Date \_\_\_\_\_

Permit Refused for the following reasons:

- Contact a licensed installer
- Must obtain a permit for tank replacement
- Must obtain a permit for new sewage system
- Must obtain a permit for effluent filter and riser
- Building plans required
- Septic system records required
- Engineer's assessment of septic system required

**Permit Approved and Issued By:**

Terry K Davidson NOVEMBER 8, 2022  
 Terry K. Davidson, P.Eng., Manager - Septic System Approvals Permit Date

Details and Conditions of Approval:

1. Existing sewage system may be re-used for new building addition with a maximum occupancy of 100 people in the assembly hall with food service provided.

\_\_\_\_\_  
 Terry K. Davidson, P.Eng., Manager - Septic System Approvals Revision Date \_\_\_\_\_

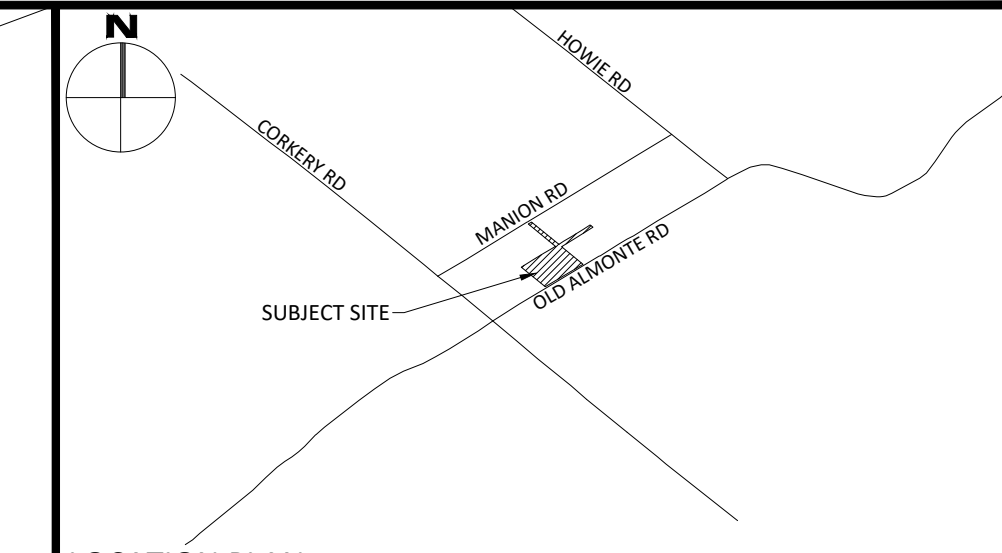
Details and Conditions of Approval:

**\*\*Note: this permit is valid for 12 months from the date of signing. It is not renewable.\*\***

**APPENDIX E  
PRE-DEVELOPMENT DRAINAGE PLAN**

**GENERAL NOTES**

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
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8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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  - THE STORMWATER MANAGEMENT REPORT PREPARED BY MCINTOSH PERRY,
  - THE HYDROGEOLOGICAL ASSESSMENT PREPARED BY MCINTOSH PERRY,
  - THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP,
  - THE SEWAGE SYSTEM ASSESSMENT PREPARED BY MCINTOSH PERRY.



**LEGEND**

	CONCRETE BARRIER CURB		LIMIT OF CONSTRUCTION
	GRAVEL		DRAINAGE SWALE
	ASPHALT		SLOPING AT 3:1 UNLESS SPECIFIED
	PROPOSED LANDSCAPED AREA		SURFACE ELEVATION
	PROPOSED LANDSCAPED WALL		SWALE ELEVATION
	PROPOSED PAVERS		TOP OF WALL ELEVATION
	STORM SEWER MANHOLE		BOTTOM OF WALL ELEVATION
	CATCHBASIN MANHOLE		OVERLAND FLOW ROUTE
	CATCHBASIN		SILT FENCE BARRIER
	SANITARY SEWER MANHOLE		STRAW BALE CHECK DAM
	FIRE HYDRANT		DOWNSPOUT LOCATION
	WATER VALVE		POST DEVELOPMENT DRAINAGE DIRECTION
	WATER METER		PRE DEVELOPMENT DRAINAGE PATTERN
	REMOTE WATER METER		
	EXISTING DRAINAGE DIRECTION		

12	ISSUED FOR SITE PLAN CONTROL	JUL 10, 2023
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8	ISSUED FOR CONSTRUCTION	DEC 16, 2022
7	REVISED PER CITY COMMENTS	DEC 05, 2022
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5	ISSUED FOR REVIEW	MAR 15, 2022
4	ISSUED FOR BUILDING PERMIT AND TENDER	FEB 23, 2022
3	ISSUED FOR SITE PLAN CONTROL	FEB 23, 2022
2	ISSUED FOR REVIEW	OCT 25, 2021
1	ISSUED FOR 66% SUBMISSION	SEPT 28, 2021
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1:400

**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A 1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

Client: **CSV ARCHITECTS**  
 190 O'CONNOR STREET  
 OTTAWA, ON K2P 2R3

Project: **CORKERY COMMUNITY CENTRE**  
 3447 OLD ALMONTE ROAD

CARP ON

Drawing Title: **PRE-DEVELOPMENT DRAINAGE PLAN**

Scale: 1:400 Project Number: CCO-21-3339

Drawn By: R.R.R.

Checked By: A.M.

Designed By: R.R.R.

Stamp:

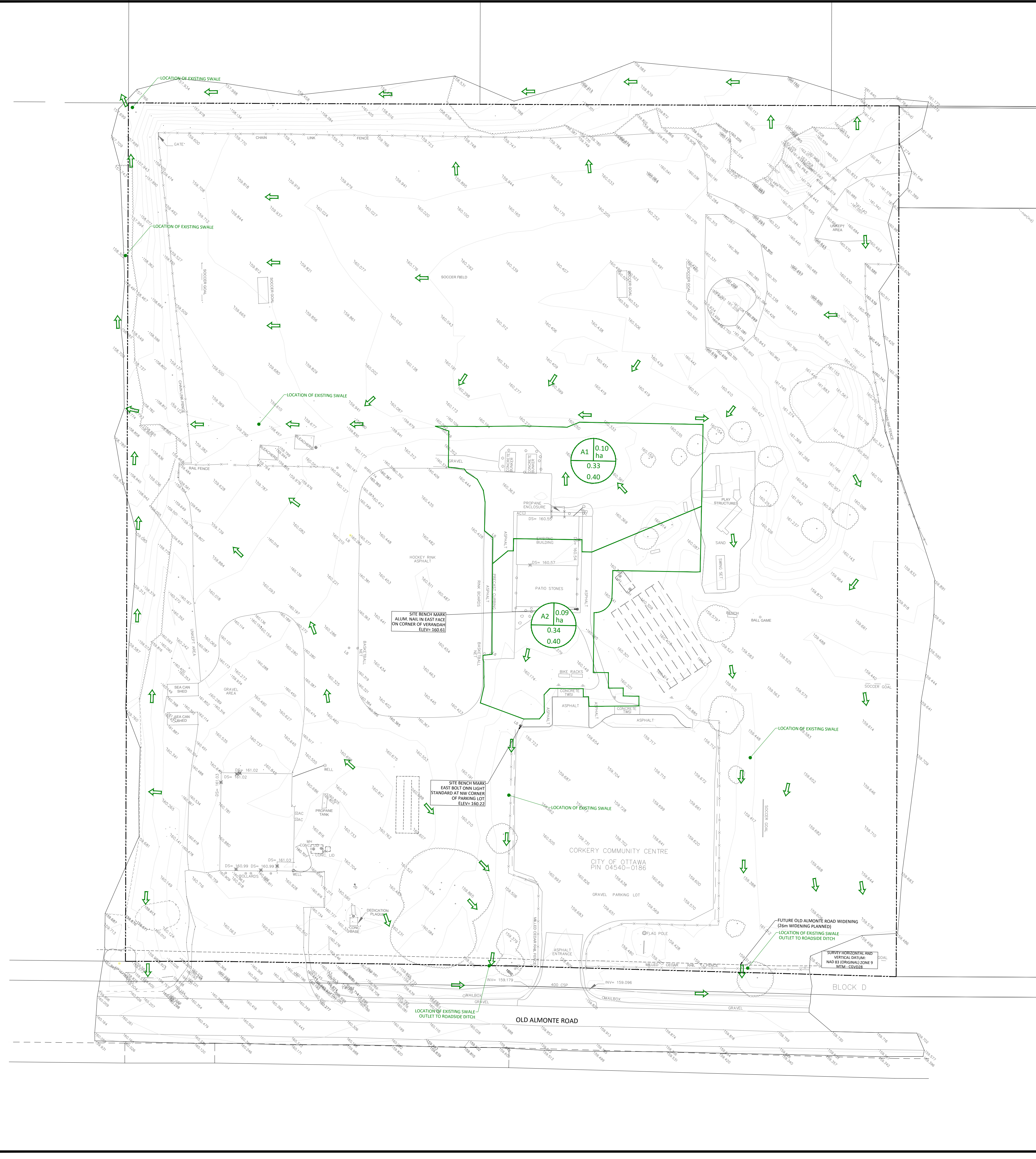
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**PRE**



FILENAME: C:\Ottawa\01\Projects - Proposed\2021\04\CCO-21-3339 - CSV Corkery Hall - 3447 Old Almonte Road\1.2 - Drainage\CCO-21-3339 - Presentation.dwg  
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 LAST PLOTTED: Friday, July 07, 2023 1:05:58 PM

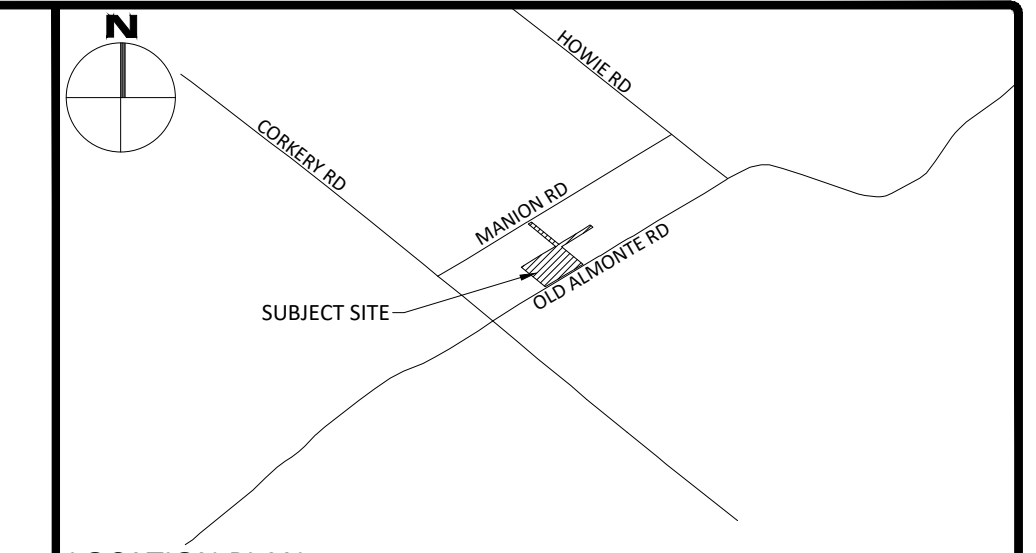
D07-12-22-0048



**APPENDIX F**  
**POST-DEVELOPMENT DRAINAGE PLAN**

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No.	Revisions	Date

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 OTTAWA, ON K2P 2R3

Project: **CORKERY COMMUNITY CENTRE**  
 3447 OLD ALMONTE ROAD

CARP ON

Drawing Title: **POST-DEVELOPMENT DRAINAGE PLAN**

Scale: 1:400 Project Number: CCO-21-3339

Drawn By: R.R.R.

Checked By: A.M.

Designed By: R.R.R.

Stamp:

POST



FILENAME: (U:\Ottawa\01\Projects - Proposed\2021\1061\CCO-21-3339 - CSV Corkery Hall - 3447 Old Almonte Road\1.2 - Drainage\CCO-21-3339\_Presentation.dwg  
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 LAST SAVED BY: r.robertson  
 LAST PLOTTED: Monday, July 10, 2023 10:02:00 AM  
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D07-12-22-0048

**APPENDIX G**  
**STORMWATER MANAGEMENT CALCULATIONS**

# McINTOSH PERRY

CCO-21-3339 - 3447 Old Almonte Road - Runoff Calculations

1 of 6

## Pre-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 5-Year	C <sub>AVG</sub> 100-Year
A1	0.102	159.00	0.90	60.86	0.60	796.72	0.20	0.33	0.40
A2	0.089	181.04	0.90	0.00	0.60	710.82	0.20	0.34	0.40

## Pre-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
A1	0.102	0.33	0.40	11	99.2	169.9	9.35	19.07
A2	0.089	0.34	0.40	11	99.2	169.9	8.41	16.94
Total	0.191						17.76	36.02

## Post-Development Runoff Coefficient

Drainage Area	Area (ha)	Impervious Area (m <sup>2</sup> )	C	Gravel Area (m <sup>2</sup> )	C	Pervious Area (m <sup>2</sup> )	C	C <sub>AVG</sub> 5-Year	C <sub>AVG</sub> 100-Year
B1	0.076	518.48	0.90	0.00	0.60	239.51	0.20	0.68	0.76
B2	0.079	228.41	0.90	0.00	0.60	557.01	0.20	0.40	0.47
B3	0.018	120.85	0.90	0.00	0.60	63.44	0.20	0.66	0.74
B4	0.018	106.18	0.90	0.00	0.60	74.56	0.20	0.61	0.69

## Post-Development Runoff Calculations

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
B1	0.076	0.68	0.76	10	104.2	178.6	14.90	28.71
B2	0.079	0.40	0.47	10	104.2	178.6	9.18	18.25
B3	0.018	0.66	0.74	10	104.2	178.6	3.52	6.79
B4	0.018	0.61	0.69	10	104.2	178.6	3.20	6.20
Total	0.191						30.80	59.94

## Required Restricted Flow

Drainage Area	Area (ha)	C 5-Year	C 100-Year	Tc (min)	I (mm/hr)		Q (L/s)	
					5-Year	100-Year	5-Year	100-Year
A1	0.102	0.33	0.40	11	99.2	169.9	9.35	19.07
A2	0.089	0.34	0.40	11	99.2	169.9	8.41	16.94
Total	0.191						17.76	36.02

## Post-Development Restricted Runoff Calculations

Drainage Area	Unrestricted Flow (L/s)		Restricted Flow (L/s)		Storage Required (m <sup>3</sup> )		Storage Provided (m <sup>3</sup> )		
	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year	5-Year	100-Year	
B1	14.90	28.71	3.92	6.35	7.4	15.5	7.4	16.1	Restricted
B2	9.18	18.25	4.94	7.35	2.6	6.6	2.8	6.7	Restricted
B3	3.52	6.79	3.52	6.79					
B4	3.20	6.20	3.20	6.20					
Total	30.80	59.94	15.58	26.68	9.9	22.2	10.2	22.8	

# McINTOSH PERRY

CCO-21-3339 - 3447 Old Almonte Road - Runoff Calculations

2 of 6

## Storage Requirements for Area B1

### 5-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	104.2	14.90	3.92	10.98	6.6
15	83.6	11.95	3.92	8.03	7.2
20	70.3	10.05	3.92	6.13	7.4
25	60.9	8.71	3.92	4.79	7.2
30	53.9	7.71	3.92	3.79	6.8
35	48.5	6.94	3.92	3.02	6.3
40	44.2	6.32	3.92	2.40	5.8

Maximum Storage Required 5-Year (m<sup>3</sup>) = 7.4

### 100-Year Storm Event

Tc (min)	I (mm/hr)	B1 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
10	178.6	28.71	6.35	22.36	13.4
15	142.9	22.98	6.35	16.63	15.0
20	120.0	19.29	6.35	12.94	15.5
25	103.8	16.70	6.35	10.35	15.5
30	91.9	14.77	6.35	8.42	15.2
35	82.6	13.28	6.35	6.93	14.5
40	75.1	12.08	6.35	5.73	13.8

Maximum Storage Required 100-Year (m<sup>3</sup>) = 15.5

### 5 Year Storage Summary

Water Elev. (m) =				160.14
Location	INV. (out)	Depth (m)	Head (m)	Volume (m <sup>3</sup> )
North Pond	160.03	0.11	0.07	7.4

Storage Available (m<sup>3</sup>) = 7.4 \*  
Storage Required (m<sup>3</sup>) = 7.4

### 100 Year Storage Summary

Water Elev. (m) =				160.25
Location	INV. (out)	Depth (m)	Head (m)	Volume (m <sup>3</sup> )
North Pond	160.03	0.22	0.18	16.1

Storage Available (m<sup>3</sup>) = 16.1 \*  
Storage Required (m<sup>3</sup>) = 15.5

\* Available Storage Volume calculated from AutoCad

# McINTOSH PERRY

CCO-21-3339 - 3447 Old Almonte Road - Storage Requirements - Orifice Sizing

3 of 6

For Orifice Flow, C= 0.6  
 For Weir Flow, C= 3.33

	Orifice 1	Orifice 2	Weir 1	Weir 2
invert elevation	160.03			
center of crest elevation	160.07			
orifice width / weir length	85 mm			
orifice height				
orifice area (m <sup>2</sup> )	0.006	0.000		

Elevation Discharge Table - Storm Routing

Elevation (m)	Orifice 1		Orifice 2		Weir 1		Weir 2		Total Q [l/s]
	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	
160.03	x	x							0.00
160.04	x	x							0.00
160.05	x	x							0.00
160.06	x	x							0.00
160.07	x	x							0.00
160.08	0.01	0.001							1.31
160.09	0.02	0.002							2.00
160.10	0.03	0.003							2.50
160.11	0.04	0.003							2.92
160.12	0.05	0.003							3.29
160.13	0.06	0.004							3.62
160.14	0.07	0.004							3.92
160.15	0.08	0.004							4.20
160.16	0.09	0.004							4.46
160.17	0.10	0.005							4.71
160.18	0.11	0.005							4.94
160.19	0.12	0.005							5.17
160.20	0.13	0.005							5.38
160.21	0.14	0.006							5.59
160.22	0.15	0.006							5.79
160.23	0.16	0.006							5.99
160.24	0.17	0.006							6.17
160.25	0.18	0.006							6.35
160.26	0.19	0.007							6.53
160.27	0.20	0.007							6.70
160.28	0.21	0.007							6.87
160.29	0.22	0.007							7.03
160.30	0.23	0.007							7.19
160.31	0.24	0.007							7.35
160.32	0.25	0.008							7.50
160.33	0.26	0.008							7.65
160.34	0.27	0.008							7.80

- Notes:
1. For Orifice Flow, User is to Input an Elevation Higher than Crown of Orifice.
  2. Orifice Equation:  $Q = cA(2gh)^{1/2}$
  3. Weir flow calculated in Bentley's FlowMaster - Trapezoidal Channel at 0.1%, 3:1 side slopes, roughness coeff. Of 0.035
  4. These Computations Do Not Account for Submergence Effects Within the Pond Riser.
  5. H for orifice equations is depth of water above the centroid of the orifice.
  6. H for weir equations is depth of water above the weir crest.

# McINTOSH PERRY

Storage Requirements for Area B2

5-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	141.2	12.44	4.94	7.50	2.3
7	123.3	10.87	4.94	5.93	2.5
9	109.8	9.67	4.94	4.73	2.6
11	99.2	8.74	4.94	3.80	2.5
13	90.6	7.99	4.94	3.05	2.4
15	83.6	7.36	4.94	2.42	2.2
17	77.6	6.84	4.94	1.90	1.9

Maximum Storage Required 5-Year (m<sup>3</sup>) = 2.6

100-Year Storm Event

Tc (min)	I (mm/hr)	B2 Runoff (L/s)	Allowable Outflow (L/s)	Runoff to be Stored (L/s)	Storage Required (m <sup>3</sup> )
5	242.7	24.81	7.35	17.46	5.2
7	211.7	21.63	7.35	14.28	6.0
9	188.3	19.24	7.35	11.89	6.4
11	169.9	17.37	7.35	10.02	6.6
13	155.1	15.85	7.35	8.50	6.6
15	142.9	14.61	7.35	7.26	6.5
17	132.6	13.56	7.35	6.21	6.3

Maximum Storage Required 100-Year (m<sup>3</sup>) = 6.6

5 Year Storage Summary

Water Elev. (m) =				159.84
Location	INV. (out)	Depth (m)	Head (m)	Volume (m <sup>3</sup> )
South Pond	159.69	0.15	0.06	2.8

Storage Available (m<sup>3</sup>) = 2.8 \*  
Storage Required (m<sup>3</sup>) = 2.6

100 Year Storage Summary

Water Elev. (m) =				159.97
Location	INV. (out)	Depth (m)	Head (m)	Volume (m <sup>3</sup> )
South Pond	159.69	0.28	0.24	6.7

Storage Available (m<sup>3</sup>) = 6.7 \*  
Storage Required (m<sup>3</sup>) = 6.6

\* Available Storage Volume calculated from AutoCad

# McINTOSH PERRY

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For Orifice Flow, C=	0.6				
For Weir Flow, C=	3.33				
		Orifice 1	Orifice 2	Weir 1	Weir 2
invert elevation		159.69			
center of crest elevation		159.73			
orifice width / weir length		85 mm			
orifice height					
orifice area (m <sup>2</sup> )		0.006	0.000		

Elevation Discharge Table - Storm Routing

Elevation (m)	Orifice 1		Orifice 2		Weir 1		Weir 2		Total Q [l/s]
	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	H [m]	Q [m <sup>3</sup> /s]	
159.69	x	x							0.00
159.70	x	x							0.00
159.71	x	x							0.00
159.72	x	x							0.00
159.73	x	x							0.00
159.74	0.01	0.001							1.31
159.75	0.02	0.002							2.00
159.76	0.03	0.003							2.50
159.77	0.04	0.003							2.92
159.78	0.05	0.003							3.29
159.79	0.06	0.004							3.62
159.80	0.07	0.004							3.92
159.81	0.08	0.004							4.20
159.82	0.09	0.004							4.46
159.83	0.10	0.005							4.71
159.84	0.11	0.005							4.94
159.85	0.12	0.005							5.17
159.86	0.13	0.005							5.38
159.87	0.14	0.006							5.59
159.88	0.15	0.006							5.79
159.89	0.16	0.006							5.99
159.90	0.17	0.006							6.17
159.91	0.18	0.006							6.35
159.92	0.19	0.007							6.53
159.93	0.20	0.007							6.70
159.94	0.21	0.007							6.87
159.95	0.22	0.007							7.03
159.96	0.23	0.007							7.19
159.97	0.24	0.007							7.35
159.98	0.25	0.008							7.50
159.99	0.26	0.008							7.65
160.00	0.27	0.008							7.80
160.01	0.28	0.008							7.94
160.02	0.29	0.008							8.09
160.03	0.30	0.008							8.23
160.04	0.31	0.008							8.36
160.05	0.32	0.008							8.50
160.06	0.33	0.009							8.63
160.07	0.34	0.009							8.76
160.08	0.35	0.009							8.89
160.09	0.36	0.009							9.02

- Notes: 1. For Orifice Flow, User is to Input an Elevation Higher than Crown of Orifice.  
 2. Orifice Equation:  $Q = cA(2gh)^{1/2}$   
 3. Weir flow calculated in Bentley's FlowMaster - Trapezoidal Channel at 0.1%, 3:1 side slopes, roughness coeff. Of 0.035  
 4. These Computations Do Not Account for Submergence Effects Within the Pond Riser.  
 5. H for orifice equations is depth of water above the centre of the orifice.  
 6. H for weir equations is depth of water above the weir crest.



# McINTOSH PERRY

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## Time of Concentration Pre-Development

Drainage Area ID	Sheet Flow Distance (m)	Slope of Land (%)	Tc (min) (5-Year)	Tc (min) (100-Year)
A1	23	1.41	11	10
A2	25	1.52	11	10

\* Therefore, a Tc of 11 can be used

$$T_c = (3.26(1.1 - c)L^{0.5} / S^{0.33})$$

c= Balanced Runoff Coefficient

L= Length of Drainage Area

S= Average Slope of Watershed

## 4.8 Enhanced Grass Swale

### 4.8.1 Overview

#### Description

Enhanced grass swales are vegetated open channels designed to convey, treat and attenuate stormwater runoff (also referred to as enhanced vegetated swales). Check dams and vegetation in the swale slows the water to allow sedimentation, filtration through the root zone and soil matrix, evapotranspiration, and infiltration into the underlying native soil. Simple grass channels or ditches have long been used for stormwater conveyance, particularly for roadway drainage. Enhanced grass swales incorporate design features such as modified geometry and check dams that improve the contaminant removal and runoff reduction functions of simple grass channel and roadside ditch designs (Figure 4.8.1). A dry swale is a design variation that incorporates an engineered soil media bed and optional perforated pipe underdrain system (see Section 4.9 – Dry Swale). Enhanced grass swales are not capable of providing the same water balance and water quality benefits as dry swales, as they lack the engineered soil media and storage capacity of that best management practice.

Where development density, topography and depth to water table permit, enhanced grass swales are a preferred alternative to both curb and gutter and storm drains as a stormwater conveyance system. When incorporated into a site design, they can reduce impervious cover, accent the natural landscape, and provide aesthetic benefits.

**Figure 4.8.1 Enhanced grass swales can be applied in road rights-of-way or along parking lots**



Source: Seattle Public Utilities (left); Sue Donaldson (right)

**Figure 4.8.2 Enhanced grass swales feature check dams that temporarily pond runoff to increase pollutant retention and infiltration and decrease flow velocity**



Source: Delaware Department of Transportation (left); Center for Watershed Protection (right)

### Common Concerns

If they are properly designed and maintained, enhanced grass swales can provide stormwater treatment and improved site aesthetics. However, there are some common concerns associated with their use:

- *Risk of Groundwater Contamination:* Most pollutants in urban runoff are well retained by infiltration practices and soils and therefore, have a low to moderate potential for groundwater contamination (Pitt *et al.*, 1999). Chloride and sodium from de-icing salts applied to roads and parking areas during winter are not well attenuated in soil and can easily travel to shallow groundwater. Infiltration of de-icing salt constituents is also known to increase the mobility of certain heavy metals in soil (*e.g.*, lead, copper and cadmium), thereby raising the potential for elevated concentrations in underlying groundwater (Amrhein *et al.*, 1992; Bauske and Goetz, 1993). However, very few studies that have sampled groundwater below infiltration facilities or roadside ditches receiving de-icing salt laden runoff have found concentrations of heavy metals that exceed drinking water standards (*e.g.*, Howard and Beck, 1993; Granato *et al.*, 1995). To minimize risk of groundwater contamination the following management approaches are recommended (Pitt *et al.*, 1999; TRCA, 2009b):
  - stormwater infiltration practices should not receive runoff from high traffic areas where large amounts of de-icing salts are applied (*e.g.*, busy highways), nor from pollution hot spots (*e.g.*, source areas where land uses or activities have the potential to generate highly contaminated runoff such as vehicle fuelling, servicing or demolition areas, outdoor storage or handling areas for hazardous materials and some heavy industry sites);
  - prioritize infiltration of runoff from source areas that are comparatively less contaminated such as roofs, low traffic roads and parking areas; and,
  - apply sedimentation pretreatment practices (*e.g.*, oil and grit separators) before infiltration of road or parking area runoff.

- *Risk of Soil Contamination:* Available evidence from monitoring studies indicates that small distributed stormwater infiltration practices do not contaminate underlying soils, even after more than 10 years of operation (TRCA, 2008).
- *On Private Property:* If enhanced grass swales are installed on private lots, property owners or managers will need to be educated on their routine maintenance needs, understand the long-term maintenance plan, and may be subject to a legally binding maintenance agreement. An incentive program such as a storm sewer user fee based on the area of impervious cover on a property that is directly connected to a storm sewer (*i.e.*, does not first drain to a pervious area or LID practice) could be used to encourage property owners or managers to maintain existing practices. Alternatively, swales could be located in an expanded road right-of-way or “stormwater easement” so that municipal staff can access the facility in the event it fails to function properly.
- *Maintenance:* The major maintenance requirement associated with grass swales is mowing. Occasionally, sediment will need to be removed, although this can be minimized by ensuring that upstream areas are stabilized and incorporating pretreatment devices (*e.g.*, vegetated filter strips, sedimentation forebays, gravel diaphragms). If grass swales are installed on private lots, homeowners need to be educated on routine maintenance requirements.
- *Erosion:* Erosion can be prevented by limiting the allowable longitudinal slope and incorporating check dams. Additionally, designers can use permanent reinforcement matting on swales designed for high velocity flows and temporary matting during the vegetation establishment period.
- *Standing Water and Mosquitoes:* Properly designed grass swales will not pond water for longer than 24 hours following a storm event. However, poor design, installation, or maintenance can lead to nuisance conditions.

### **Physical Suitability and Constraints**

Enhanced grass swales are suitable on sites where development density, topography and water table depth permit their implementation. Some key constraints to their application include:

- *Available Space:* Grass swales usually consume about 5 to 15 percent of their contributing drainage area. A width of at least 2 metres is needed.
- *Site Topography:* Site topography constrains the application of grass swales. Longitudinal slopes between 0.5 and 6% are allowable. This prevents ponding while providing residence time and preventing erosion. On slopes steeper than 3%, check dams should be used.

- *Water Table:* Designers should ensure that the bottom of the swale is separated from the seasonally high water table or top of bedrock elevation by at least one (1) metre.
- *Soils:* Grass swales can be applied on sites with any type of soils.
- *Drainage Area and Runoff Volume:* The conveyance capacity should match the drainage area. Sheet flow to the grass swale is preferable. If drainage areas are greater than 2 hectares, high discharge through the swale may not allow for filtering and infiltration, and may create erosive conditions. Typical ratios of impervious drainage area to swale area range from 5:1 to 10:1.
- *Pollution Hot Spot Runoff:* To protect groundwater from possible contamination, source areas where land uses or human activities have the potential to generate highly contaminated runoff (e.g., vehicle fueling, servicing and demolition areas, outdoor storage and handling areas for hazardous materials and some heavy industry sites) should not be treated by grass swales.
- *Setbacks from Buildings:* Enhanced grass swales should be located a minimum of four (4) metres from building foundations to prevent water damage.
- *Proximity to Underground Utilities:* Utilities running parallel to the grass swale should be offset from the centerline of the swale. Underground utilities below the bottom of the swale are not a problem.

**Typical Performance**

The ability of enhanced grass swales to help meet stormwater management objectives is summarized in Table 4.8.1.

**Table 4.8.1 Ability of enhanced grass swales to meet SWM objectives**

<b>BMP</b>	<b>Water Balance Benefit</b>	<b>Water Quality Improvement</b>	<b>Stream Channel Erosion Control Benefit</b>
Enhanced Grass Swale	Partial – depends on soil infiltration rate	Yes, if design velocity is 0.5 m/s or less for a 4 hour, 25 mm Chicago storm	Partial – depends on soil infiltration rate

**Water Balance**

Runoff reduction by grass swales is generally low, but is strongly influenced by soil type, slope, vegetative cover and the length of the swale. Recent research indicates that a conservative runoff reduction rate of 20 to 10% can be used depending on whether soils fall in hydrologic soil groups A/B or C/D, respectively. The runoff reduction rates can be doubled if the native soils on which the swale is located have been tilled to a depth of 300 mm and amended with compost to achieve an organic content of between 8 and 15% by weight or 30 to 40% by volume.

**Table 4.8.2 Volumetric runoff reduction achieved by enhanced grass swales**

LID Practice	Location	% Runoff Reduction	Reference
Grass Swale	Virginia	0%	Schueler (1983)
Grass Swale	Various	40%	Strecker <i>et al.</i> (2004)
Grass Swale	California	27 to 41%	Barrett <i>et al.</i> (2004)
<b>Runoff Reduction Estimate<sup>1</sup></b>		<b>20% on HSG A or B soils; 10% on HSG C or D soils</b>	

Notes:

1. This estimate is provided only for the purpose of initial screening of LID practices suitable for achieving stormwater management objectives and targets. Performance of individual facilities will vary depending on site specific contexts and facility design parameters and should be estimated as part of the design process and submitted with other documentation for review by the approval authority.

**Water Quality – Pollutant Removal Capacity**

Research has shown the pollutant mass removal rates of grass swales are variable, depending on influent pollutant concentrations (Bäckström *et al.*, 2006), but generally moderate for most pollutants (Barrett *et al.*, 1998; Deletic and Fletcher, 2006). Median pollutant mass removal rates of swales from available performance studies are 76% for total suspended solids, 55% for total phosphorus, and 50% for total nitrogen (Deletic and Fletcher, 2006). Significant reductions in total zinc and copper event mean concentrations have been observed in performance studies with a median value of 60%, but results have varied widely (Barrett, 2008). Site specific factors such as slope, soil type, infiltration rate, swale length and vegetative cover also affect pollutant mass removal rates. In general, the dominant pollutant removal mechanism operating in grass swales is infiltration, rather than filtration, because pollutants trapped on the surface of the swale by vegetation or check dams are not permanently bound (Bäckström *et al.*, 2006). Designers should maximize the degree of infiltration achieved within a grass swale by incorporating check dams and ensuring the native soils have infiltration rates of 15 mm/hr or greater or specifying that the soils be tilled and amended with compost prior to planting.

Several of the factors that can significantly increase or decrease the pollutant removal capacity of grass channels are provided in Table 4.8.3.

**Table 4.8.3 Factors that influence the pollutant removal capacity of grass swales**

Factors that Reduce Removal Rates	Factors that Enhance Removal Rates
Longitudinal slope > 1%	Longitudinal slope < 1%
Measured soil infiltration rate < 15 mm/hr	Measured soil infiltration rate is 15 mm/hr or greater
Flow velocity within channel > 0.5 m/s during a 4 hour, 25 mm Chicago storm event	Flow velocity within channel is 0.5 m/s or less during a 4 hour, 25 mm Chicago storm event
No pretreatment	Pretreatment with vegetated filter strips, gravel diaphragms and/or sedimentation forebays
Side slopes steeper than 3:1 (H:V)	Side slopes 3:1 (H:V) or less

## 4.8.2 Design Template

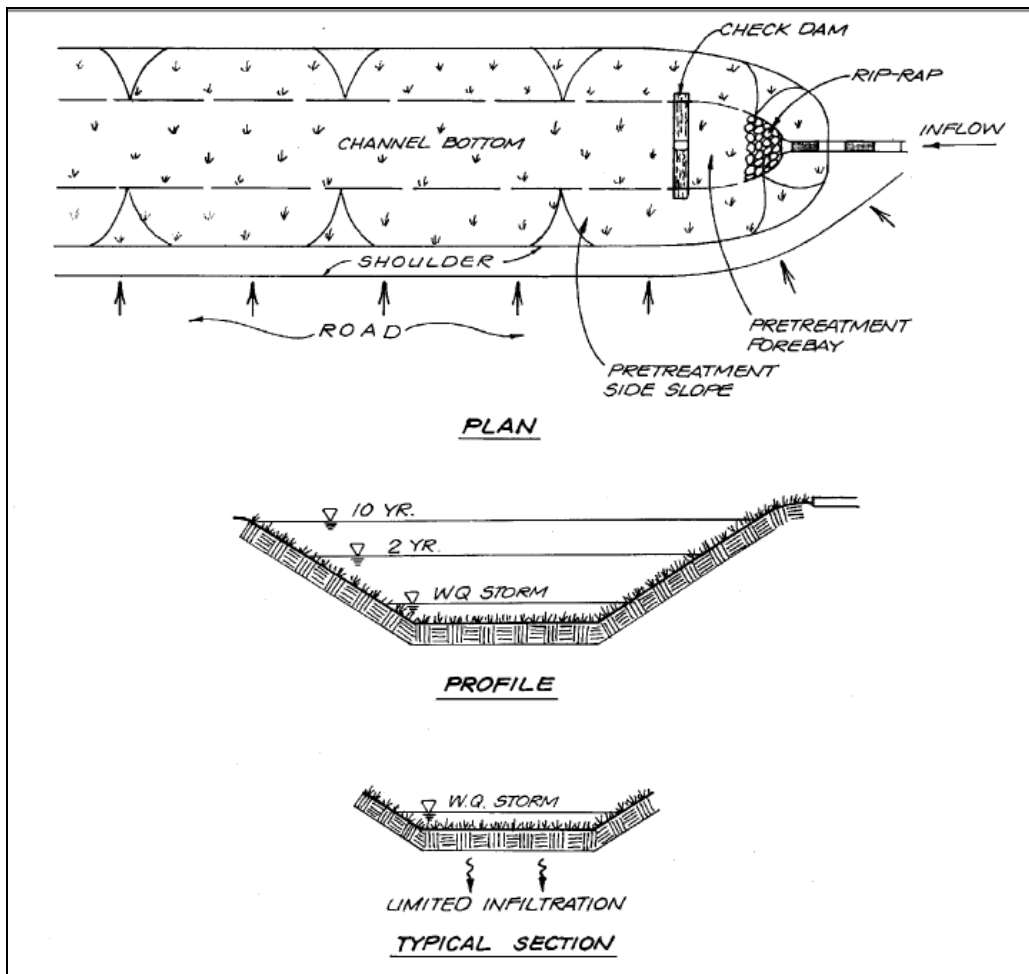
### Applications

Enhanced grass swales are well suited for conveying and treating runoff from highways and other roads because they are a linear practice and easily incorporated into road rights-of-way. They are also a suitable practice for managing runoff from parking lots, roofs and pervious surfaces, such as yards, parks and landscaped areas. Grass swales can be used as snow storage areas.

Grass swales can also provide pretreatment for other stormwater best management practices, such as bioretention areas, soakaways and perforated pipe systems or be designed in series with other practices as part of a treatment train approach. They are often impractical in densely developed urban areas because they consume a large amount of space. Where development density and topograph permit, grass swales can be used in place of conventional curb and gutter and storm drain systems.

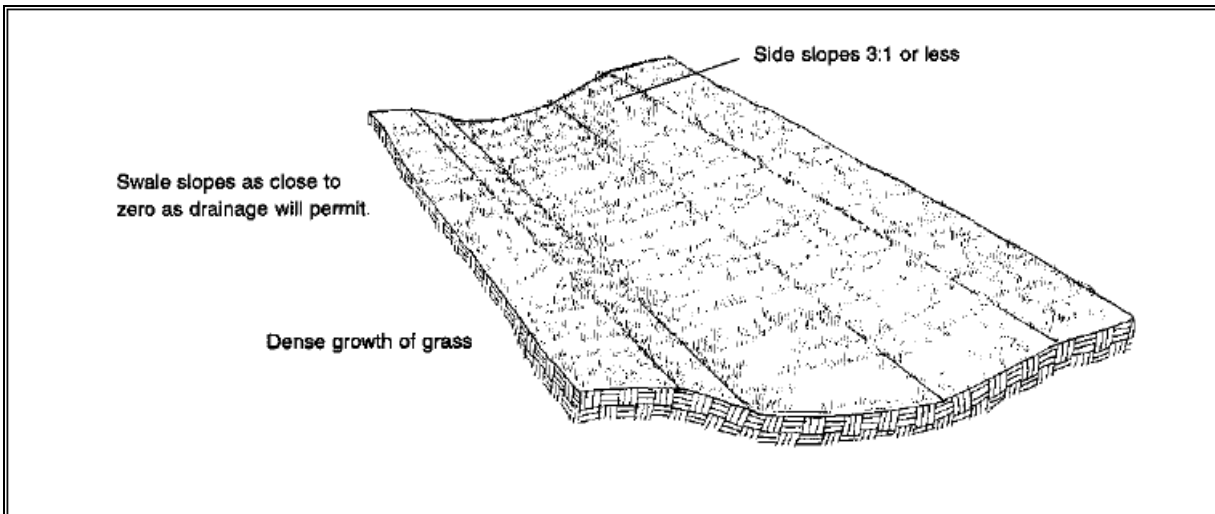
### Typical Details

**Figure 4.8.3 Plan, profile, and section views of a grass swale**



Source: ARC, 2001

**Figure 4.8.4 Plan view of a grass swale**



Source: ARC, 2001

## Design Guidance

### ***Geometry and Site Layout***

Design guidance regarding the geometry and layout of grass swales is provided below.

- *Shape:* Grass swales should be designed with a trapezoidal or parabolic cross section. Trapezoidal swales will generally evolve into parabolic swales over time, so the initial trapezoidal cross section design should be checked for capacity and conveyance assuming it is a parabolic cross section. Swale length between culverts should be 5 metres or greater.
- *Bottom Width:* Grass swales should be designed with a bottom width between 0.75 and 3.0 metres. The design width should allow for shallow flows and adequate water quality treatment, while preventing flows from concentrating and creating gullies.
- *Longitudinal Slope:* Slopes should be between 0.5% and 4%. Check dams should be incorporated on slopes greater than 3% (PDEP, 2006).
- *Length:* When used to convey and treat road runoff, the length simply parallels the road, and therefore should be equal to, or greater than the contributing roadway length.
- *Flow Depth:* The maximum flow depth should correspond to two-thirds the height of the vegetation. Vegetation in some grass swales may reach heights of 150 millimetres; therefore a maximum flow depth of 100 millimetres is recommended during a 4 hour, 25 mm Chicago storm event.



- *Side Slopes:* The side slopes should be as flat as possible to aid in providing pretreatment for lateral incoming flows and to maximize the swale filtering surface. Steeper side slopes are likely to have erosion gulying from incoming lateral flows. A maximum slope of 2.5:1 (H:V) is recommended and a 4:1 slope is preferred where space permits.

### **Pretreatment**

A pea gravel diaphragm located along the top of each bank can be used to provide pretreatment of any stormwater runoff that may be entering the swale laterally along its length. Vegetated filter strips or mild side slopes (3:1) also provide pretreatment for any lateral sheet flow entering the swale. Sedimentation forebays at inlets to the swale are also a pretreatment option.

### **Conveyance and Overflow**

Grass swales must be designed for a maximum velocity of 0.5 m/s or less for the 4 hour 25 mm Chicago storm. The swale should also convey the locally required design storm (usually the 10 year storm) at non-erosive velocities.

### **Soil Amendments**

If soils along the location of the swale are highly compacted, or of such low fertility that vegetation cannot become established, they should be tilled to a depth of 300 mm and amended with compost to achieve an organic content of 8 to 15% by weight or 30 to 40% by volume.

### **Landscaping**

Designers should choose grasses that can withstand both wet and dry periods as well as relatively high velocity flows within the swale. For applications along roads and parking lots, where snow will be plowed and stored, non woody and salt tolerant species should be chosen. Taller and denser grasses are preferable, though the species of grass is less important than percent coverage (Barrett *et al.*, 2004). Appendix B provides further guidance regarding suitable species and planting.

### **Other Design Resources**

Section 4.9.8 of the OMOE *Stormwater Management Planning and Design Manual* (2003) provides further guidance regarding design and modelling performance of enhanced grass swales. Several other stormwater manuals that provide useful design guidance for grass swales include:

Minnesota Stormwater Manual

<http://www.pca.state.mn.us/water/stormwater/stormwater-manual.html>

Virginia Stormwater Management Handbook

[http://www.dcr.virginia.gov/soil\\_&\\_water/stormwat.shtml](http://www.dcr.virginia.gov/soil_&_water/stormwat.shtml)

Georgia Stormwater Management Manual

<http://www.georgiastormwater.com/>

### BMP Sizing

Enhanced grass swale designs are flow rate based. The swale should be designed for a maximum flow velocity of 0.5 m/s and flow depth of 100 mm during a 4 hour 25 mm Chicago storm event. The suggested Manning’s n for use in Manning’s equation is 0.027 (grass swale) to 0.050 (shrub vegetated or cobble lined swale). Given typical urban swale dimensions (0.75 m bottom width, 2.5:1 side slopes and 0.5 m depth), the contributing drainage area is generally limited to ≤ 2 hectares to maintain flow ≤ 0.15 m<sup>3</sup>/s and velocity ≤ 0.5 m/s. Table 4.8.4 describes the relationship between imperviousness of the development and maximum drainage area that can be treated by a grass swale.

**Table 4.8.4 Grassed swale drainage area guidelines**

Percent Imperviousness	Maximum Drainage Area (hectares)
35	2.0
75	1.5
90	1.0

Source: OMOE, 2003.

For further guidance regarding BMP sizing, refer to the OMOE *Stormwater Management Planning and Design Manual* (OMOE, 2003).

### Design Specifications

Recommended design specifications for enhanced grass swales are provided in Table 4.8.5

**Table 4.8.5 Design specifications for enhanced grass swales**

Component	Specification	Quantity
Check Dams	<p>Check dams should be constructed of a non-erosive material such as suitably sized aggregate, wood, gabions, riprap, or concrete. All check dams should be underlain with filter fabric conforming to local design standards.</p> <p>Wood used for check dams should consist of pressure treated logs or timbers, or water-resistant tree species such as cedar, hemlock, swamp oak or locust.</p>	Spacing should be based on the longitudinal slope and desired ponding volume
Pea Gravel Diaphragm	Washed stone between 3 and 10 mm in diameter.	Minimum of 300 mm wide and 600 mm deep

### Construction Considerations

Grass swales should be clearly marked before site work begins to avoid disturbance during construction. No vehicular traffic, except that specifically used to construct the facility, should be allowed within the swale site. Any accumulation of sediment that does occur within the swale must be removed during the final stages of grading to achieve the design cross section. Final grading and planting should not occur until the adjoining

areas draining into the swale are stabilized. Flow should not be diverted into the swale until the banks are stabilized.

Preferably, the swale should be planted in the spring so that the vegetation can become established with minimal irrigation. Installation of erosion control matting or blanketing to stabilize soil during establishment of vegetation is highly recommended. If sod is used, it should be placed with staggered ends and secured by rolling the sod. This helps to prevent gullies.

### 4.8.3 Maintenance and Construction Costs

#### Inspection and Maintenance

Maintenance requirements for enhanced grass swales is similar to vegetated filter strips and typically involve a low level of activity after vegetation becomes established. Grass channel maintenance procedures are already in place at many municipal public works and transportation departments. These procedures should be compared to the recommendations below (Table 4.8.6) to assure that the infiltration and water quality benefits of enhanced grass swales are preserved. Routine roadside ditch maintenance practices such as scraping and re-grading should be avoided at swale locations. Vehicles should not be parked or driven on grass swales. For routine mowing, the lightest possible mowing equipment should be used to prevent soil compaction.

For swales located on private property, the property owner or manager is responsible for maintenance as outlined in a legally binding maintenance agreement. Roadside swales in residential areas generally receive routine maintenance from homeowners who should be advised regarding recommended maintenance activities.

**Table 4.8.6 Typical inspection and maintenance activities for enhanced grass swales**

Activity	Schedule
<ul style="list-style-type: none"> <li>▪ Inspect for vegetation density (at least 80% coverage), damage by foot or vehicular traffic, channelization, accumulation of debris, trash and sediment, and structural damage to pretreatment devices.</li> </ul>	<p>After every major storm event (&gt;25 mm), quarterly for the first two years, and twice annually thereafter.</p>
<ul style="list-style-type: none"> <li>▪ Regular watering may be required during the first two years while vegetation is becoming established;</li> <li>▪ Mow grass to maintain height between 75 to 150 mm;</li> <li>▪ Remove trash and debris from pretreatment devices, the swale surface and inlet and outlets.</li> </ul>	<p>At least twice annually. More frequently if desired for aesthetic reasons.</p>
<ul style="list-style-type: none"> <li>▪ Remove accumulated sediment from pretreatment devices, inlets and outlets;</li> <li>▪ Replace dead vegetation, remove invasive growth, dethatch, remove thatching and aerate (PDEP, 2006);</li> <li>▪ Repair eroded or sparsely vegetated areas;</li> <li>▪ Remove accumulated sediment on the swale surface when dry and exceeds 25 mm depth (PDEP, 2006);</li> <li>▪ If gullies are observed along the swale, regrading and revegetating may be required.</li> </ul>	<p>Annually or as needed</p>

### **Installation and Operation Costs**

In study by the Center for Watershed Protection to estimate and compare construction costs for various stormwater BMPs, the median base construction cost for grass swales was estimated to be \$44,850 (2006 USD) per impervious hectare treated with estimates ranging from \$26,935 to \$89,700 (CWP, 2007b). These estimates do not include design and engineering costs, which could range from 5 to 40% of the base construction cost, nor land acquisition costs (CWP, 2007b). However, since grass swales serve as a conveyance measure, their cost is offset by the savings in curb and gutter, inlets, and storm sewer pipe as well as the reduction in other stormwater best management practices needed.

### **4.8.4 References**

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**APPENDIX H  
CITY OF OTTAWA DESIGN CHECKLIST**

# City of Ottawa

## 4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

### 4.1 General Content

Criteria	Location (if applicable)
<input type="checkbox"/> Executive Summary (for larger reports only).	N/A
<input type="checkbox"/> Date and revision number of the report.	On Cover
<input type="checkbox"/> Location map and plan showing municipal address, boundary, and layout of proposed development.	Appendix A
<input type="checkbox"/> Plan showing the site and location of all existing services.	Site Servicing Plan (C102)
<input type="checkbox"/> Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Summary of pre-consultation meetings with City and other approval agencies.	Appendix B
<input type="checkbox"/> Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	1.1 Purpose 1.2 Site Description 6.0 Stormwater Management
<input type="checkbox"/> Statement of objectives and servicing criteria.	3.0 Pre-Consultation Summary



<input type="checkbox"/> Identification of existing and proposed infrastructure available in the immediate area.	N/A
<input type="checkbox"/> Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	Site Grading Plan (C101)
<input type="checkbox"/> Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	Site Grading Plan (C101)
<input type="checkbox"/> Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	N/A
<input type="checkbox"/> Proposed phasing of the development, if applicable.	N/A
<input type="checkbox"/> Reference to geotechnical studies and recommendations concerning servicing.	Section 2.0 Background Studies, Standards and References
<input type="checkbox"/> All preliminary and formal site plan submissions should have the following information: <ul style="list-style-type: none"> <li>○ Metric scale</li> <li>○ North arrow (including construction North)</li> <li>○ Key plan</li> <li>○ Name and contact information of applicant and property owner</li> <li>○ Property limits including bearings and dimensions</li> <li>○ Existing and proposed structures and parking areas</li> <li>○ Easements, road widening and rights-of-way</li> <li>○ Adjacent street names</li> </ul>	Site Grading Plan (C101)

## 4.2 Development Servicing Report: Water

Criteria	Location (if applicable)
<input type="checkbox"/> Confirm consistency with Master Servicing Study, if available	N/A
<input type="checkbox"/> Availability of public infrastructure to service proposed development	N/A
<input type="checkbox"/> Identification of system constraints	N/A
<input type="checkbox"/> Identify boundary conditions	Appendix C
<input type="checkbox"/> Confirmation of adequate domestic supply and pressure	N/A
<input type="checkbox"/> Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.	Appendix C
<input type="checkbox"/> Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/> Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/> Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/> Check on the necessity of a pressure zone boundary modification.	N/A
<input type="checkbox"/> Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Appendix C, Section 4.2

<input type="checkbox"/> Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	Site Servicing Plan (C101)
<input type="checkbox"/> Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input type="checkbox"/> Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Appendix C
<input type="checkbox"/> Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

#### 4.3 Development Servicing Report: Wastewater

Criteria	Location (if applicable)
<input type="checkbox"/> Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	N/A
<input type="checkbox"/> Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/> Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input type="checkbox"/> Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 5.2 Proposed Sanitary Sewer

<input type="checkbox"/> Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 5.3 Proposed Sanitary Design
<input type="checkbox"/> Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.	N/A
<input type="checkbox"/> Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 5.2 Proposed Sanitary Sewer
<input type="checkbox"/> Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A
<input type="checkbox"/> Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/> Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/> Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/> Special considerations such as contamination, corrosive environment etc.	N/A

#### 4.4 Development Servicing Report: Stormwater Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Analysis of available capacity in existing public infrastructure.	N/A
<input type="checkbox"/> A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Pre & Post-Development Plans
<input type="checkbox"/> Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5-year event (dependent on the receiving sewer design) to 100-year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Description of the stormwater management concept with facility locations and descriptions with references and supporting information.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/> Watercourse and hazard lands setbacks.	N/A
<input type="checkbox"/> Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	N/A
<input type="checkbox"/> Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input type="checkbox"/> Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5-year return period) and major events (1:100-year return period).	Appendix G

<input type="checkbox"/> Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	Site Grading Plan
<input type="checkbox"/> Calculate pre-and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 7.0 Proposed Stormwater Management Appendix G
<input type="checkbox"/> Any proposed diversion of drainage catchment areas from one outlet to another.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/> Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/> Identification of municipal drains and related approval requirements.	N/A
<input type="checkbox"/> Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 6.0 Stormwater Sewer Design & Section 7.0 Proposed Stormwater Management
<input type="checkbox"/> 100-year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	Site Grading Plan (C101)
<input type="checkbox"/> Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A

<input type="checkbox"/> Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	Section 8.0 Sediment & Erosion Control
<input type="checkbox"/> Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/> Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

#### 4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

Criteria	Location (if applicable)
<input type="checkbox"/> Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	N/A
<input type="checkbox"/> Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/> Changes to Municipal Drains.	N/A
<input type="checkbox"/> Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	N/A

## 4.6 Conclusion Checklist

Criteria	Location (if applicable)
<input type="checkbox"/> Clearly stated conclusions and recommendations	Section 9.0 Summary  Section 10.0 Recommendations
<input type="checkbox"/> Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	All are stamped
<input type="checkbox"/> All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	All are stamped