

## MEMORANDUM

**To:** Members of Council  
**Copy:** Ms. Nancy Austin, Clerk  
**From:** Chris Jones MCIP, RPP  
**Date:** June 5, 2020  
**Re:** Preliminary Report - Application for Zoning By-law Amendment (NOAH)

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### PURPOSE OF THIS REPORT

Further to my memo of April 17<sup>th</sup>, on April 22<sup>nd</sup> Council passed Resolution #2020-094 below:

*That the Council for the Corporation of the Village of Sundridge receive the preliminary report – application for zoning by-law amendment (NOAH) as provided by Chris Jones, Municipal Planning Services, and,*

*That Council declares the application submitted by NOAH for a zoning by-law amendment to be complete and directs the Clerk to provide notification of the complete application in the manner required by the Planning Act; and,*

*That Council directs the Clerk not to schedule the public meeting on the application until the applicant provides the following technical information for Council's review:*

- *Servicing information (water and sewage demands);*
- *Lot grading and stormwater management; and,*
- *Hydrogeological assessment to confirm a suitable water supply.*

The purpose of this report is to provide Council with a status update of recent submissions and next steps with respect to this application.

### TECHNICAL SUBMISSIONS

Consultants for the Non-Profit Organization for Almaguin Housing Inc. (NOAH) have now submitted the following technical plans and reports:

- Storm Water Management Report;
- Site Servicing Plan;
- Lot Grading Plan;
- Erosion Control Plan;
- Site Hydrogeology Assessment; and,
- Sanitary Sewer Design Sheet Letter.

## **SUMMARY OF TECHNICAL SUBMISSIONS**

### ***Site Hydrogeology Assessment***

This report concluded the following:

1. *The test well was terminated above bedrock with overburden at a depth of 25.9 m. The water bearing aquifer is judged to be a confined gravel layer above bedrock which underlies layers of sand, silt and clay above;*
2. *Completion of two pump tests and subsequent data analyses estimated relatively high specific capacity and transmissivity values for the aquifer that it is suitable for a small community type water supply;*
3. *Removal of 20% more than the expected daily extraction volume for the seniors residence from the test well resulted in shallow drawdown followed by relatively rapid recovery; and,*
4. *Monitoring of two adjacent wells during the 6-hour stepped pump tests indicate that impacts to surrounding wells will be negligible.*

The report provided the following recommendations:

1. *A pumping rate of 37.85 lpm (10 usgpm) is recommended for the existing test well to provide enough water on a daily basis;*
2. *A 10,000 litre tank should be installed in the building to provide 60 minutes of peak flow to the building;*
3. *A second well should be drilled on the property to act as a back-up in case of pump system failure and to provide a higher level of assurance of an uninterrupted water supply; and,*
4. *The drinking water system will be regulated under O. Reg. 170/03.*

### ***Stormwater Management Report***

This report concluded the following:

1. *Parking lot storage basins are designed to reduce the post-development peak flows;*
2. *Post-development peak flows are being controlled to pre-development peak flows for the 2 to 100 year storms;*
3. *An oil and grit separator will be used to achieve quality control requirements;*
4. *A Stormceptor EF6 or equivalent will remove over 80% TSS, exceeding enhanced*

protection requirements; and,

5. This report (and SWM plan) satisfies all quantity and quality control requirements recommended by the MECP and MTO.

### **Sanitary Sewer Design Sheet**

This memo and attached spreadsheet indicates that the capacity of the existing sanitary sewer pipe on Ontario Street would be at 4.7% once all future development is connected to the existing pipe, which is current utilized by the restaurant and 3 residential dwellings.

It is noted that this design sheet appears to only address the capacity of the adjacent pipe rather than the capacity of the Village lagoon facility, although I defer to the Village's peer review consultant to interpret this and the other technical submissions.

### **PEER REVIEW**

Pursuant to Council's direction on May 20<sup>th</sup>, the Village has retained EXP Engineering to provide peer review services in relation to this planning application. At the time this report was prepared, EXP was in possession of the technical reports and plans and should be prepared to discuss their findings with staff and myself next week.

### **WRITTEN SUBMISSIONS FROM THE PUBLIC**

The Notice of Complete Application has been circulated in accordance with Planning Act requirements and the Village has received several written submissions from neighbouring landowners. These submissions will be consolidated and provided to Council at the time of a public meeting.

It is also understood that representatives and/or agents of NOAH have had discussions with some surrounding landowners which is encouraged.

### **SITE WORK/TREE REMOVALS**

It is understood NOAH has approached staff on the issue of tree removals as well as modifications to the design to retain existing tree canopy. In my opinion the removal of trees at this juncture would be premature and could serve to create sensitivities amongst abutting landowners and is therefore not recommended until Council holds a public meeting and makes a decision on this application.

Modifications to the plan to retain tree canopy can also be discussed in the context of other technical discussions surrounding the site plan and overall design.

## STATE OF EMERGENCY AND PUBLIC MEETING

The State of Emergency has been extended to June 30. Council will need to discuss the prospect that a public meeting on this application would be virtual and staff will need to provide insight to Council on whether a virtual meeting is a workable or viable option for the Village.

## RECOMMENDED ACTIONS

The following actions are recommended at this time:

1. The recently submitted technical reports and plans shall be added to the complete application file and it is recommended that staff set up a link on the Village website where this information can be made available for public review.
2. Council and staff need to discuss the logistics/viability of a virtual public meeting. In considering a virtual meeting, Council will need to be assured that any member of the public with an interest in the application would be able to attend the virtual meeting through an internet connection or by telephone.
3. Village staff and myself will arrange a discussion with the peer review consultant and will also coordinate a teleconference between the peer review consultant and the applicant's engineer to address any outstanding issues or comments with respect to the technical materials that have been submitted.

Respectfully Submitted,



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Chris Jones MCIP, RPP