



MTE Consultants

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March 5, 2021  
MTE File No.: C38569-202

Chantalle Pellizzari  
Planning Coordinator  
Township of Centre Wellington  
1 Macdonald Square  
Elora, Ontario N0B 1S0

Dear Mrs. Pellizzari:

**RE: Block 141, Haylock Subdivision  
Stormwater Management Brief  
Elora, Ontario**

### **Background and Existing Conditions**

MTE Consultants Inc. was retained by Haylock Farm Ltd. to prepare Site Grading and Servicing Plans and a Stormwater Management (SWM) Brief for the proposed residential development to be constructed on Block 141 of the Haylock Subdivision (herein referred to as “the Site”) located in Elora.

Block 141 currently comprises of existing farm land and will be developed as a vacant residential block as part of the Haylock Subdivision design. The Site is approximately 1.43 ha and is bound to the north by South River Road, to the east by Haylock Avenue, to the south by proposed residential lots and to the west by existing residential lots. For the exact location refer to the key plan located on the separately appended engineering drawings.

Block 141 was included in the stormwater management design put forth for the Haylock Subdivision. The subdivision SWM is detailed in MTE Consultants Inc. SWM Report titled “Haylock & Youngblood Residential Subdivision - Final Stormwater Management Report”, last updated February 21, 2020.

### **Stormwater Management**

As stated above and detailed in the February 2020 MTE SWM Report, the Block was included in the stormwater management design for the subdivision; however, due to elevation constraints the Block is too low to drain to the SWM Facility. Thus, the SWM Facility was designed to over control the flows from upstream catchments to compensate for the uncontrolled flows from the downstream catchments, in order to meet the water quantity control requirements for the subdivision. In addition, the storm sewer on South River Road and the Cecilia Street outlet have been designed for the 100-year storm event. An oil and grit separator was incorporated on the downstream end of the storm sewer within Haylock Avenue to provide Enhanced Level water

quality control, located at the Haylock Avenue and South River Road intersection. Therefore, no on-site water quantity or quality controls are required for Block 141 provided the Block's imperviousness is not above that utilized in the subdivision stormwater management design. The subdivision Stormwater Drainage Plan (ST1.1) illustrates that the Site has been broken into three different catchment areas assuming a range of run-off coefficients from 0.43 to 0.60 (33-57% imperviousness). Based on this, a weighted run-off coefficient for the Site was calculated to be 0.41 (49% imperviousness). The proposed development encompasses an area of 1.43 ha with an overall imperviousness of less than 40% based on the Site Plan by MHBC. Since the proposed percent imperviousness is less than the calculated weighted run-off coefficient for the Site, no additional on-site water quantity or quality controls are required. The overland flow route for the majority of the development was designed to be directed towards the Haylock Avenue right-of-way.

The subdivision SWM report also indicates that as part of the block level stormwater management approach for the subdivision, this Block is required to provide 450mm amended topsoil within pervious areas to collect and promote infiltration of roof runoff. This will help maintain or enhance recharge rates across the development area.

### **Erosion and Sedimentation Control**

In order to minimize the effects of erosion during the grading of the Site, sediment control fencing will be installed, as shown on the separately appended engineering drawings, and around any stockpiles. Any sediment that is tracked onto the road way during the course of construction will be cleaned by the contractor.

### **Conclusions**

Based on the foregoing analysis, it is concluded that:

- i) The Site is less than 40% impervious based on the Site Plan by MHBC: as such, no additional on-site water quantity or quality controls are required;
- ii) Amended topsoil is required to be placed within pervious areas to collect and promote infiltration of roof runoff per the subdivision SWM report; and,
- iii) Upon completion of construction, the Site will conform to the design criteria specified by the Township of Centre Wellington.

### **Recommendations**

It is recommended that:

- i) The Site grading be undertaken according to the proposed elevations, details and erosion control measures shown on the separately appended engineering drawings; and,
- ii) The proposed civil works be inspected by MTE Consultants Inc., during construction, and certified to the Township of Centre Wellington upon completion.

We trust that this information is satisfactory. Please contact the undersigned if you have any questions.

Yours truly,

**MTE CONSULTANTS INC**

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