



March 29, 2023

Breymark Homes  
1315 Bishop Street North, Suite 200  
Cambridge, ON N1R 6Z2

Attention: Keith Reycraft

Dear Mr. Reycraft,

**Re: Condominium Servicing  
Clark-Heinmiller Subdivision  
Palmerston, Town of Minto**

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This letter has been prepared as an addendum to the Preliminary Servicing and Stormwater Management Report prepared by Meritech Engineering and dated November 2022 for the above-noted project.

Since the preparation and submission of the report in 2022, a preliminary Site Plan for the western portion of the site has been prepared in response to the Town's desire to have Ontario Street run due north from Main Street into and through Phase 1 of the development, rather than terminating at a T-intersection into proposed Clark Street running east-west as shown on the Draft Plan previously prepared in 2022.

A number of impacts on the current engineering design are anticipated/likely. Following the layout of the Preliminary Servicing and Stormwater Management Report:

#### Sanitary Servicing

No negative impact on sanitary servicing due to the increased unit count/design population, as there is more than adequate capacity in the trunk sewer.

A servicing easement through the site plan block would be required instead of a municipally-owned servicing block. Therefore, this site plan results in a more efficient use of space than the previously prepared draft plan.

#### Water Servicing

There is more than adequate capacity in the domestic water supply and distribution system to support the slight unit increase.

Firewall(s) may be necessary for these buildings, as they will be a storey taller than the street-facing townhouse units in the subdivision. As stated in the 2022 report, "further

analysis, including confirming the firefighting flows once house designs are finalized and producing network modelling, will be completed in detailed design”.

Assuming that the buildings would not be sprinklered, the OBC’s requirement is only that all principal entrances are within 90m of a hydrant. Using these criteria, there would not be a need for a private fire hydrant within the site; a single public hydrant at the intersection of Ontario Street and Clark Street would provide coverage. As a result, the water service size to the private site would not need to be overly large.

The Town should confirm their domestic metering requirements for private condominium sites: would there be one water bill for the site (requiring a single water meter, likely in a costly water meter chamber) or would each unit have their own water bill?

#### Storm Servicing and Stormwater Management

There are options available to accommodate the increased imperviousness resulting from proceeding with the Site Plan option.

The first option is that the additional impervious, which results in additional storm runoff, be handled in the end-of-pipe SWM facility. Tables 11 and 13 of the 2022 report shows that the pond is able to attenuate the extra runoff with no negative effect.

The second option is that a level of quantity control be required, to minimize the impact on the pond sizing and not over-estimate the pond size required. This typically is accomplished by requiring the design for the block to reduce the peak outflow to a specified runoff coefficient. For example, the 100-year runoff rate could be limited to a runoff coefficient of 0.7. This would result in the grading and servicing design for the Site Plan to include some underground or aboveground storage. Likely, the approach would be that there would be some surface ponding on the parking lot in large storm events.

Due to the relatively small impact that the increased imperviousness results in, the first option is preferred. This option has the fewest grading and servicing constraints for the Site Plan block.

An oil/grit separator specifically for the site would not be recommended; the end-of-pipe system can easily be adequately sized to provide quality control.

#### Grading and Drainage

So that drainage from all impervious areas is captured and conveyed to the SWM facility, it appears that slopes and/or retaining walls at the southwest corner of the block would be required.

There is no impact on the roads, and the effect on overall earthworks is negligible.

#### Transportation

No impacts.

#### Utilities

No impacts.

**Summary**

Although the creation of a Site Plan block would result in a number of minor design edits there are not anticipated to be any negative impacts on the overall design.

Yours very truly,

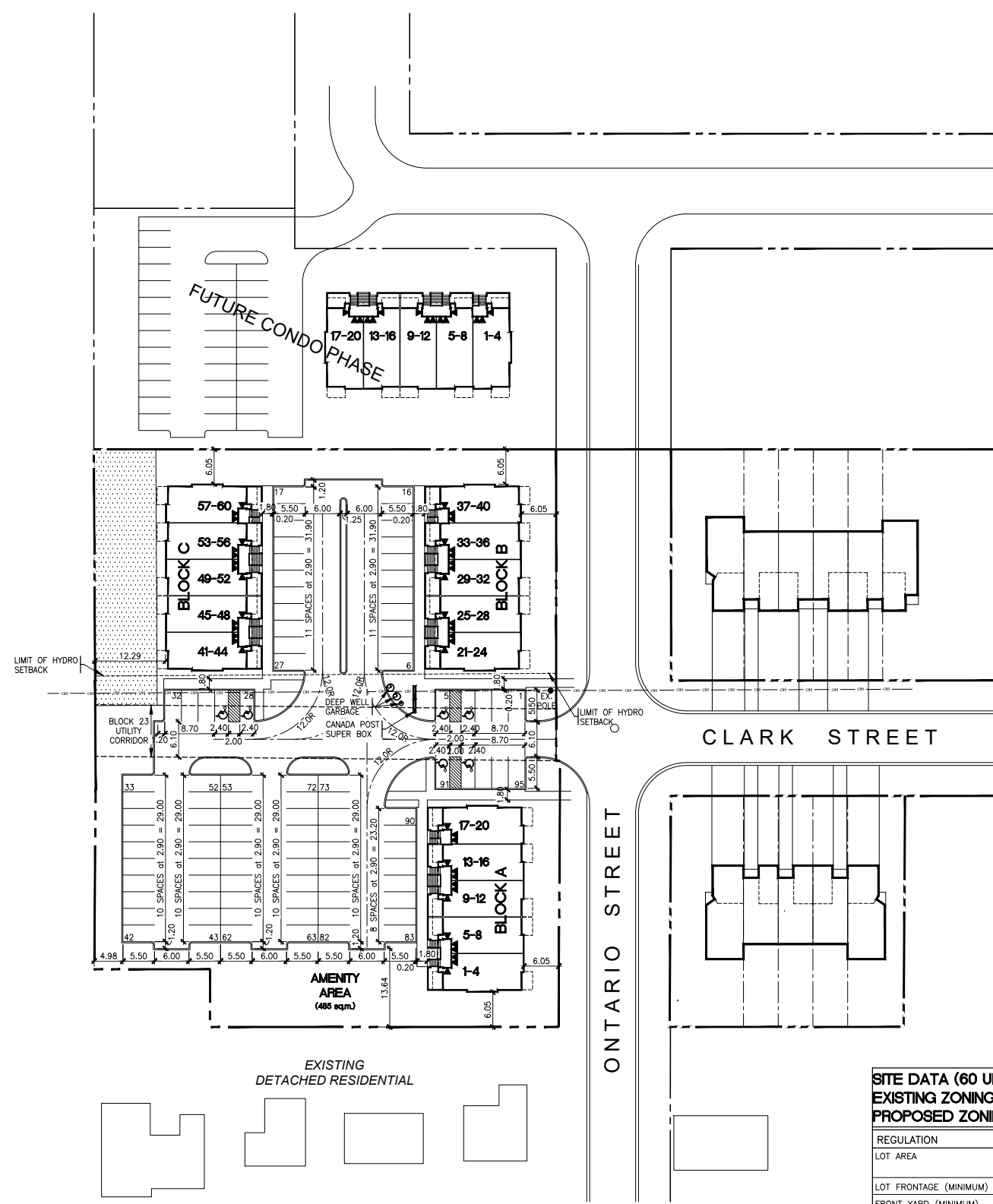
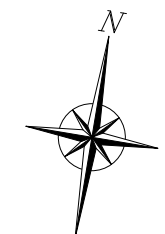
**MERITECH ENGINEERING**

Chris H. Togeretz, P.Eng.  
Manager, Design Services



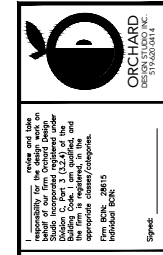
CHT/  
Enclosures (Site Plan)

cc Ms. Genevieve Scott, Cuesta Planning Consultants



SITE DATA (60 UNITS)		
EXISTING ZONING - R1C AND R3		
PROPOSED ZONING R3		
REGULATION	REQUIRED	PROPOSED
LOT AREA	1,393.5 PER FIRST 4 UNITS = 5574sq.m 264.8 PER ALL OTHER UNITS = 14,829sq.m. TOTAL = 20,402.8 sq.m.	*7,905.71 sq.m. (0.79ha)
LOT FRONTAGE (MINIMUM)	20.1 m	100.59 m
FRONT YARD (MINIMUM)	7.60 m	*6.05 m
REAR YARD (MINIMUM)	7.60 m	12.29 m
INTERIOR SIDE YARD (MINIMUM)	6.00 m	6.05 m
BUILDING HEIGHT (MAXIMUM)	10.5 m	*12.20 m
MAXIMUM NUMBER OF ATTACHED UNITS PER BLOCK	12	*20
COMMON AMENITY AREA (MIN.)	9.3sq.m. FOR FIRST 10 UNITS = 93sq.m. 4.6sq.m. FOR REMAINING UNITS = 230sq.m. TOTAL = 323sq.m.	485 sq.m.
PARKING	1 PARKING SPACE PER UNIT = 60 SPACES + 1 SPACE FOR 2 UNITS = 30 SPACES TOTAL = 90 SPACES	95 SPACES

\*DENOTES VARIANCE FROM PROPOSED ZONING



**BREYMARK HOMES**

STATUS: ZONING REVIEW	DATE: 2022-02-23 5:52 PM
SCALE: 1:500	OWN BY: KSR
DATE: FEBRUARY 2023	NO. REVISION

PROJECT: **STACKED TOWNHOUSE CONDO SITE**  
 Ontario Street, Palmerston, Ontario  
 TITLE: **SITE PLAN**  
 SHEET No. **A1.1**