Fairty Site Alteration Amendment Submission
1st Submission Comments - Response Matrix

No.	Drawing No.	City Comments	SCS Response
Town of Whitchurch-Stouffville Comments - 1st Submission Redlines, January, 2023			
1.1		A response letter addressing comments, including red-line comments provided by all disciplines (Site Plan, Civil, Geotechnical) is to be included in each submission. We support the use of a comment matrix to track comments and responses for all disciplines and agencies.	Response to comment matrix is provided.
1.2		A portion of the site is within a TRCA Regulated Area; therefore, a permit from the TRCA will be required prior to any Site Alteration works within the Regulated Area	A TRCA permit application has been submitted and will be obtained prior to initiating work in the TRCA regulated area. Note that TRCA reviewed the 1st submission and had no comments other than noting the requirement for a permit.
1.3	Drainage Assessment	Since water may be present in the facility for 24 to 48 hours, it is recommended that the grading of the pond side slopes be an average slope of 4:1 or flatter	Per Geotechnical report from WSP (March, 2023), the pond side slopes have been updated to be 4:1.
1.4	Drainage Assessment	The report indicates that an infiltration rate of 146.5 mm/hr was used in the analysis. The report should confirm if the native soil infiltration rate incorporates the safety correction factor (refer to Table C2 in Appendix C of the TRCA/CVC 2010 LID SWM Planning and Design Guide)	The report has been updated to reference the source of the infiltration rate (Golder, November, 2018) and a safety correction factor of 2.5 has been used to calculate the design infiltration rate. The revelent calculation sheet has been provided at Attachment C.
1.5	Drainage Assessment	The IDF curve parameters used in the Visual OTTHYMO modelling are incorrect. The correct parameters can be found in Table D-3 of the Town of Whitchurch-Stouffville Design Guidelines	IDF curve parameters have been udpated as per Table D-3 of the Town of Whitchurch-Stouffville Design Guidelines.
1.6	Drainage Assessment	The drainage assessment should provide additional information on the existing culvert. Refer to red-line comments on Drawing GR-1	The existing culverts were field verified and additional information has been provided in Drawing GR-1. The culvert conveyance capacity calculation is not provided as this is an existing culvert that the drainage conditions will be maintained.
1.7	GR-1 - Grading Plan	There appear to be areas where the drainage from the agricultural field to the north will be blocked (refer to red-line comments on Drawing GR-1). Additional information on how these areas will be conveyed to the retention pond is required.	A interceptor swale has been proposed to convey north drainage to the retention pond to ensure there will be no blocked drainage.

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1.8	GR-1 - Grading Plan	Provide a typical cross-section for the proposed swales and ensure they are sized to convey the proposed peak flows	Cross section A-A, B-B and C-C have been provided on Drawing D-1. The swale sizing for the swale on the north is not needed as the swale will be quite deep and will adequately drain the lands to the north. Swale sizing for the swale on the west is not needed as it recieves a very small drainage areas consisting of the 3:1 slope, while the majority of the site drains by sheet flow toward the retention pond.
1.9	GR-1 - Grading Plan	The swale along the west and south property boundary should be directed into the retention pond.	Swales have been updated to direct all flow into the retention pond.
1.10	GR-1 - Grading Plan	Contour description in legend are not clear. The lighter contours appear to be existing. The source of the original (pre-development) ground elevations should be provided.	Contour descriptions have been updated and source of the original ground elevation has been provided.
1.11	GR-1 - Grading Plan	What is the purpose of these swales? Would it not be better to allow this area to continue to sheet drain?	The swales haven removed to allow the drainage to continued as it currently does.
1.12	GR-1 - Grading Plan	Swale should be directed into retention pond	Swales have been updated to direct all flow into the retnetion pond.
1.13	GR-1 - Grading Plan	Clarification is required on the existing culvert. Is the existing culvert to drain the Highway 48 ditch into the site? What is the diameter? Is it sufficient to convey the expected flows?	See comment 1.6.
1.14	GR-1 - Grading Plan	Provide a typical cross-section for swales indicating minimum dimensions (depth, side slope, etc.)	A typical cross-section for swales has been provided in Dwg D-1.
1.15	GR-1 - Grading Plan	Provide additional elevations (highlighted areas). Are proposed elevations matching existing at property line?	Additional elevation points have been added into the drawing to indicate the proposed elevations are matching to existing.
1.16	GR-1 - Grading Plan	Is an interceptor swale required along the limit to convey external drainage?	See comment 1.7.
1.17	GR-1 - Grading Plan	Indicate how this low spot will drain.	See comment 1.7.
MTO Comments - 1st Submission Drawing Redlines, March, 2023			
1	GR-1 - Grading Plan	MTO property should be clearly labeled and our standard 14m setback should be noted.	MTO 14m setback has been labeled in Drawing GR-1 and on Cross Sections A-A.
2	GR-1 - Grading Plan	The south entrance should be removed from the plans as it will not be present in the final site configuration.	A callout text has been added to indicate the south entrace removal.

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3	GR-1 - Grading Plan	The plans indicate that construction access details are included, but I did not see them. As there will be significant grading on site, we would recommend that a 100m mud mat (with compacted base) be installed.	The mud mat is revised to be 100m long.
4	GR-1 - Grading Plan	Drainage features should be accommodated outside of the 14m setback whenever possible, otherwise site drainage will be impacted in the event of property takings. Please revise the swale location so that it is located outside of the 14m setback, and update any drainage calculations as necessary.	Swales have been relocated to be outside of the 14m setback.
Toronto and Region Conservation Authority - CFN 59066.07 - 1st Submission Comments, February 22, 2023			
1		That the owner/applicant obtains a permit pursuant to Ontario Regulation 166/06, as amended, from TRCA for the proposed development within TRCA's Regulated Area. Please see Appendix "B" for the permit application submission requirements.	A TRCA permit application has been submitted and will be obtained prior to initiating work in the TRCA regulated area.