



Date: August 6, 2021

MTE File No.: C48698-100

Grant Brouwer
Director of Building & Development
Town of St. Marys
408 James Street South
St. Marys, Ontario N4X 1B6

Dear Mr. Brouwer:

**RE: Stormwater Management Letter for 550 James Street Development
550 James Street South., St. Marys, Ontario N4X 1E8**

MTE Consultants Inc. was retained by Raezor's Inc. to complete the stormwater management review for a proposed building and associated parking lot to be constructed at the above mentioned legal description on James Street S. in the Town of St. Marys.

This letter addresses the stormwater management criteria as required by the Town of St. Marys and demonstrates how the proposed development meets the requirements for this site.

1 Stormwater Management Requirements

The Town of St. Marys requires that all developments within the town limits be subject to the Town of St. Marys Stormwater Management Policy (2007). This policy sets forth stormwater management criteria based on the product of the property size in hectares and the average runoff coefficient of the property. The table below shows the breakdown of the average runoff coefficient for the post development conditions of the subject site.

Table 1 - Average Runoff Coefficient Calculations

Surface Type	Surface Area (ha)	Runoff Coefficient (C)	Product (Area) x (C)
Asphalt & Concrete	0.0804	0.95	0.0788
Roofs	0.0575	0.95	0.0546
Lawns, Heavy Soil (Average)	0.3122	0.22	0.0687
Lawns, Heavy Soil (Steep)	0.0153	0.35	0.0053
Totals:	0.4656		0.2076
Average Runoff Coefficient: (Total Product) / (Total Area)		0.446	
Product (Average Runoff Coefficient) x (Total Area)			0.208

The post development site was determined to have an area of 0.466ha with an average runoff coefficient of 0.446. The product of these values provides a value of 0.208, which is less than 0.65. As per the Town of St. Marys Stormwater Management Policy, a subject property with a product value of less than or equal to 0.65 shall:

- "...require a site plan including grading and drainage patterns. Best Engineering and Management Practices shall be implemented."

2 Best Management Practices

2.1 Soil Erosion and Sediment Control

Sediment and erosion controls will be provided for the proposed site as detailed on the engineering drawings C2.1, C2.2 and C2.3. The contractor will be responsible for maintaining all sediment and erosion control measures until the site is stabilized. Should any materials be tracked off site, it will be the contractor's responsibility to clean the roadway or affected property as per standard construction practices.

3 Conclusions and Recommendations

In accordance with this letter's objectives, our analysis of the proposed development can be summarized as follows:

- i. The product of the post development average runoff coefficient and the total site area in hectares provides a value of 0.208 and falls under the requirements of section 1 of the Town of St. Marys Stormwater Management Policy. It is proposed that no quantity or quality controls be required on site.

It is recommended that:

- i. Site grading be kept to a minimum in order to conform to the grading design as proposed on the enclosed engineering drawing C2.1; and
- ii. Erosion and sediment controls are to be installed and maintained as per MTE drawings C2.1 and C2.2 to minimize the potential for sediment migration off site.

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

Yours truly,

MTE Consultants Inc.



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Encl. MTE Drawing No. C2.1 – Site Grading, Servicing, and Sediment & Erosion Control Plan
MTE Drawing No. C2.2 – Construction Notes and Details

cc: Don Rae, Raezor's Inc.

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