



via email: b.clare@mcintoshperry.com

February 13, 2023

Benjamin Clare, MCIP, RPP
Senior Land Use Planner
McIntosh Perry Consulting Engineers Ltd.
115 Walgreen Road
Carp, Ontario
K0A 1L0

Dear Benjamin:

Re: Franktown Subdivision (Grizzly Homes) – review comments (1st submission)

On behalf of Beckwith Township, we have been retained to conduct a review of the application for Plan of Subdivision along with the supporting technical studies. As part of this exercise, Keeper Co. has reviewed the following documents received from the municipality:

- Draft Plan of Subdivision, prepared by McIntosh Perry Surveying Inc. dated August 18, 2022.
- Conceptual Stormwater Management Report, Franktown Subdivision, prepared by McIntosh Perry Consulting Engineers Ltd. dated August 2022.
- Planning Rationale Report, Grizzly Homes Franktown Subdivision, prepared by McIntosh Perry Consulting Engineers Ltd. dated August 30, 2022

General Comments

1. Whether noted in the planning rationale or incorporated into recommended conditions of draft plan approval, the applicant will be required to upgrade 4th Line Rd to Township standards with an asphalt surface (ie. 3.05m paved lane, 1.5m gravel shoulders, and adequate roadside ditching.).

Given the unknown existing alignment of the travelled portion of the road, design drawings (plan and profile) for the upgrade are required. Depending on the proposed changes, a geotechnical investigation and partial realignment of the roadway may be needed.

2. It is recommended that the application request an opportunity to present the Draft Plan of Subdivision to the Recreation Committee for discussion regarding Park Land Contribution and possible trail locations. Where possible, these features should be added to the Draft Plan prior to Draft Plan Approval.

Draft Plan

3. A 0.30m reserve on Lot 1 along 4th Line Rd should be noted on the plan to restrict access and additional entrances.
4. Similarly, a 0.30m reserve on Lot 17 along County Road 10 should be noted on the plan to restrict access and additional entrances.
5. The applicant may want to consider offering Blocks 31 and 32 to neighbouring property owners, or discuss with the Public Works Manager and/or Public Works Committee regarding future ownership.
6. It is recommended that discussions take place with municipal staff and a presentation at the Planning Committee regarding future ownership of Block 34 and 35.

Preliminary Stormwater Management Report

7. Immediately downstream of the development along 4th Line Road, the roadside ditch is shallow and poorly defined. Prior to obtaining Draft Plan Approval, the applicant will need to demonstrate where the site will direct flows to a legal and sufficient outlet. It is possible that downstream drainage improvements may be required – if so, these should be noted in the Preliminary Stormwater Management Report.
8. Although the municipality will allow 0.1% slope in rear yard drainage features, it is only when a slope greater than 0.3% is not achievable. During the preliminary design of the development, a minimum of 0.3% should be utilized.
9. Similarly, side slopes of both roadside ditches and drainage swales should be minimum 3:1.
10. Should LIDs be required by other commenting agencies, it is strongly recommended that any proposed LIDs be reviewed with municipal staff and council prior to providing them as solutions. Beckwith Township's ability to monitor and maintain LIDs a limited and their willingness and ability to undertake future maintenance should be discussed with the Public Works Committee.

Hydrogeological Assessment and Terrain Analysis

11. Additional review comments have been prepared by Gemtec and have been included with this letter.

Closure

Should you have any questions regarding the comments provided above, please do not hesitate to contact the undersigned. For request to present to Township staff or committees, please contact Enam Hoque, Planning Administrator (613.257.1539, planning@twp.beckwith.on.ca).

Regards,

A handwritten signature in black ink, appearing to read 'A. O'Connor'.

Adam O'Connor

613.229.4744

keeper.co.ltd@gmail.com

Encl. Hydrogeological Assessment and Terrain Analysis comments (Gemtec)