

May 24, 2024

Mississippi Valley Conservation Authority
10970 Highway 7
Carleton Place, ON
K7C 3P1

Attention: Diane Reid

**Reference: Appleton Shores
Response to Mississippi Valley Conservation Authority Comments
Our File No.: 114165**

The following is in response to the Mississippi Valley Conservation Authority (MVCA) letters dated April 2nd, 2024 and April 29th, 2024.

MVCA Letter Dated April 29, 2024

MVCA Comment: While MVCA does not have any further concerns with respect to Slope Stability, we request the addition of the revised Limit of Hazard lands on the final Constraints Plan.

Novatech Response: The revised Limit of Hazard Lands setback line has been added to the Concept Plan (114165-CP2021, attached).

Recommendations and Conclusions:

MVCA Comment 1: Clarification of the Concept Plan vs the Constraints Plan. Two different plans appear to use one or more of these terms in their titles. In addition, a legend should be shown on the final Constraints Plan.

Novatech Response: The 'Constraints Plan' is an Environmental Constraints Map extracted from the Environmental Impact Study (CIMA+, EIS) and should be read in conjunction with the EIS. The Concept Plan prepared by Novatech (114165-CP2021, attached) consolidates both the Environmental and Geotechnical constraints.

MVCA Comment 2: Adherence to the recommendations in the attached *MVCA Technical Review _SWMP & SSA_Southwell Homes_April 2024*;

Novatech Response: The comments contained within the April 2, 2024 MVCA Memorandum are addressed below.

MVCA TECHNICAL REVIEW MEMORANDUM dated April 2, 2024

MVCA Comment 1: Please ensure the updated [hazard] line is included on drawings in the detailed design phase.

Novatech Response: The revised Limit of Hazard Lands setback line has been added to the Concept Plan (114165-CP2021, attached).

MVCA Comment 2: However it is recommended that concept level calculations and designs are completed prior to detailed design to demonstrate that the proposed outlet swales and roadside ditches have sufficient capacity to convey design storms (including the 100-year +20% storm “stress-test”) within the area allocated to these features. For example, what are the preliminary dimensions of the proposed linear stormwater management facility, and will it fit within the proposed drainage/stormwater management easement? The “stress-test” flows should be included in this analysis as well to confirm that no changes will need to be made to the layout during the detailed design phase.

Response: The roadside ditches and the linear stormwater facilities have been designed and Novatech modelled to contain and convey the 100-year storm events. Further details have been provided on the Preliminary Grading Plan (114165-PGR, attached) including cross-sections showing the modelled 100-year water levels from the Conceptual Stormwater Management Report (Novatech R-2022-139, Sept 2, 2022). At detailed design, the terrace elevations at the houses would be set above the “stress-test” elevations.

MVCA Comment 3: MVCA accepts the response to “Item 4” in the comment response letter regarding the need for mitigation measures for the wetland at this stage. It is understood that peak flows are approximately 80% to 90% of the pre-development flows, but the volume of water directed to the wetland should be similar, and the wetland is hydraulically connected to and controlled by the river. As mentioned in the comment response letter, please review this analysis during the detailed design phase to confirm whether mitigation measures would be required.

Novatech Response: Although sometimes deferred to detailed design stage, we have modeled the flows to confirm the pre and post development flows and volumes. Refer to the Conceptual Stormwater Management Report (Novatech R-2022-139, Sept 2, 2022) for model data. No mitigation measures, other than those proposed as part of the preliminary design would be required. Attached is an email from CIMA+ confirming the above.

Yours truly,

NOVATECH

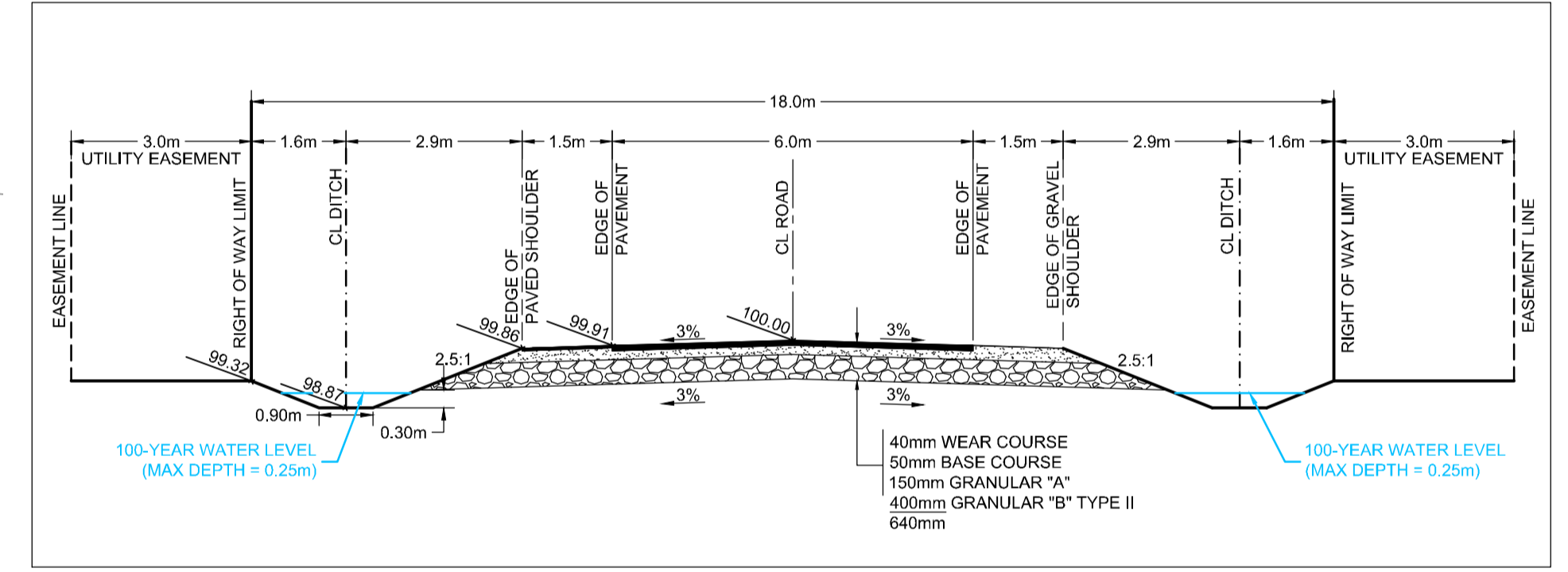
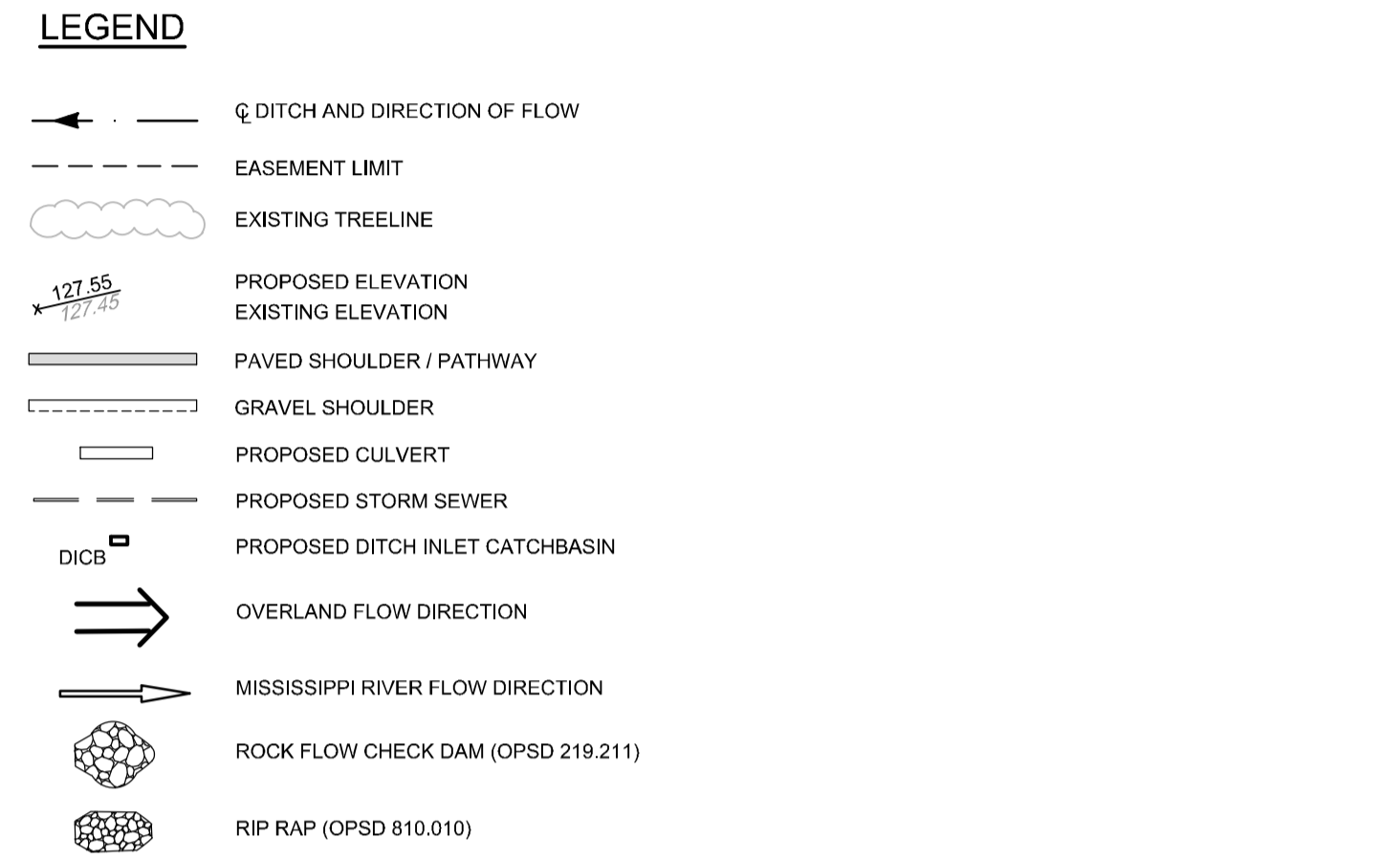
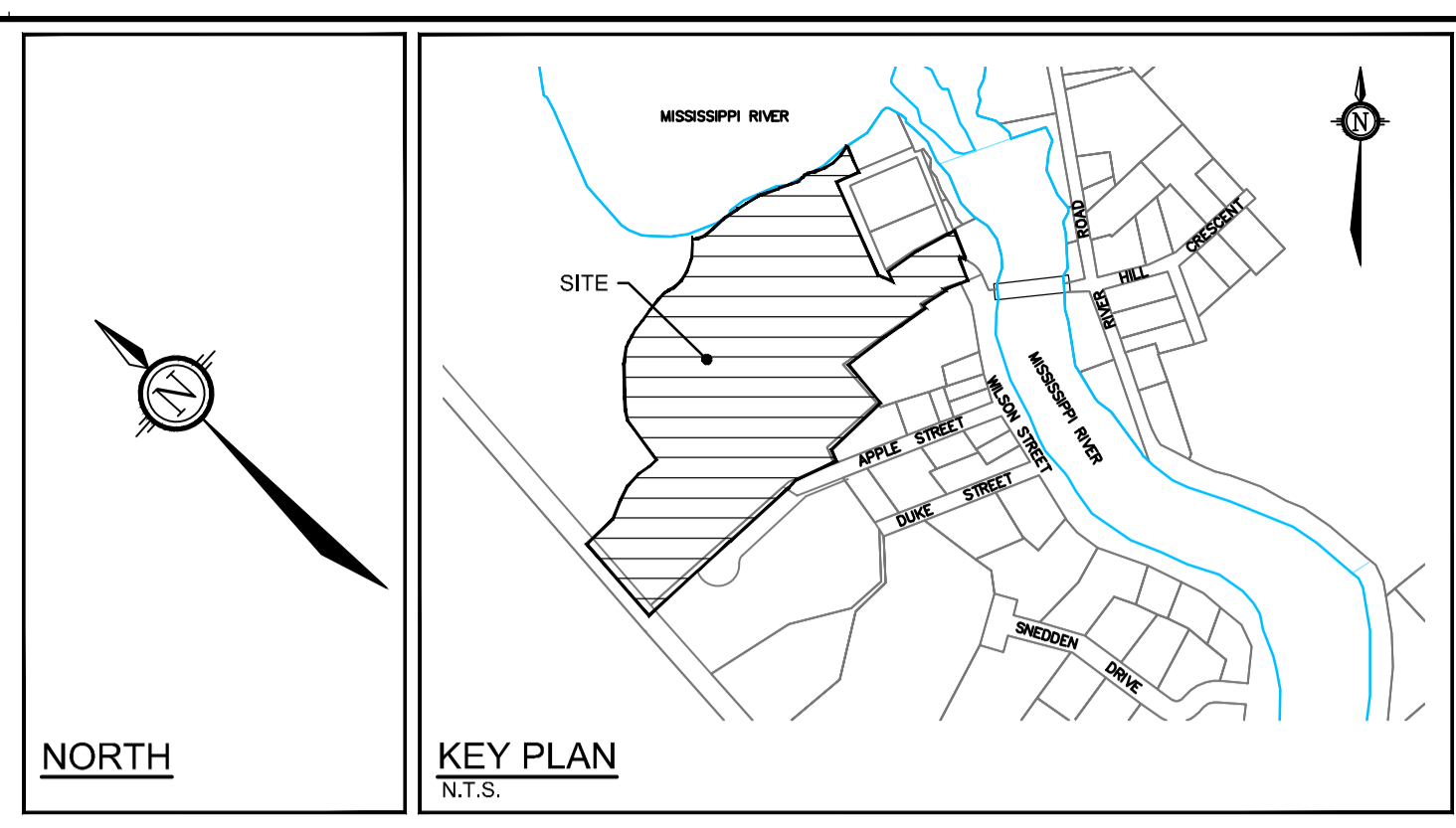
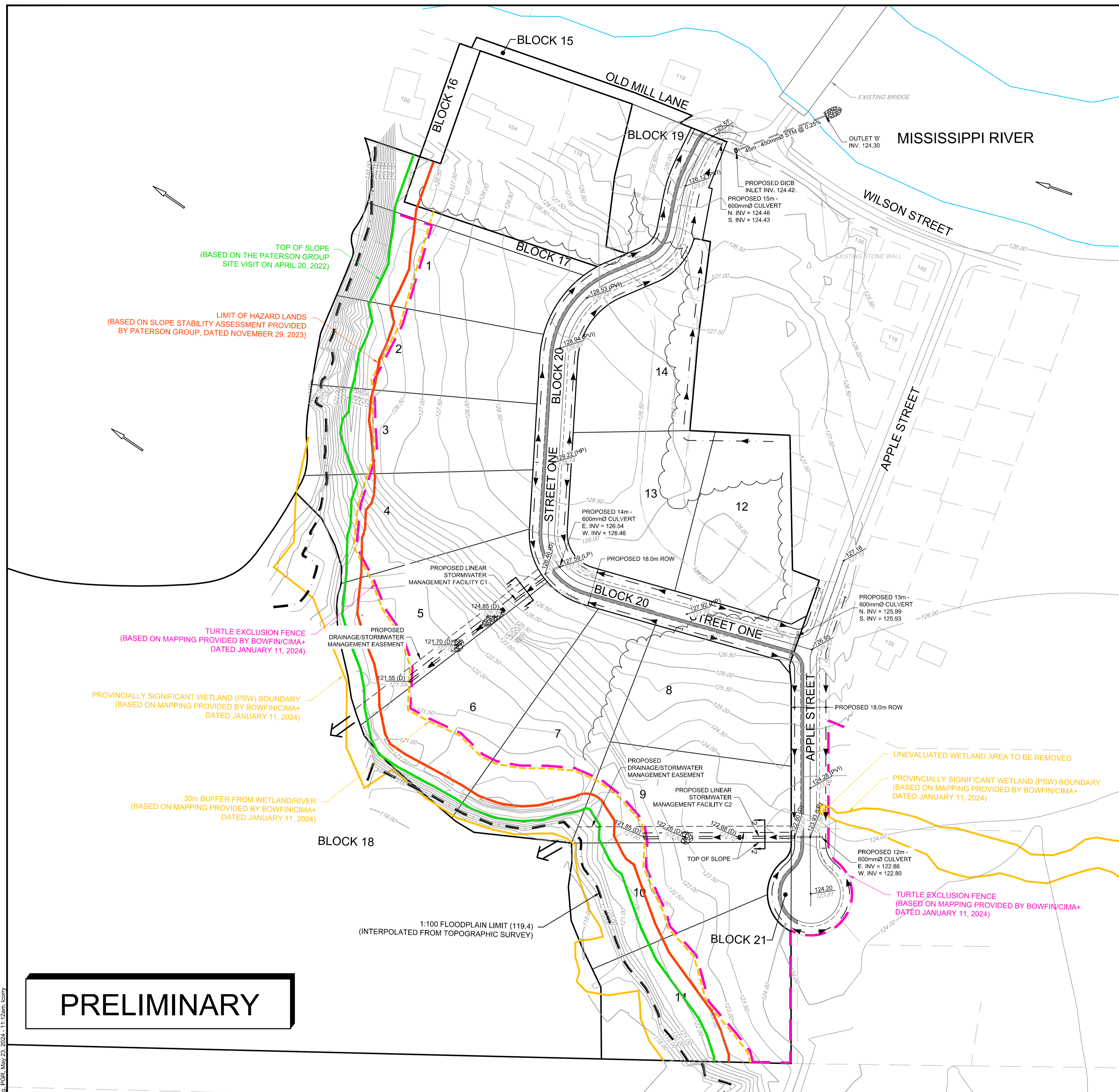


Alex McAuley
Senior Project Manager | Land Development Engineering

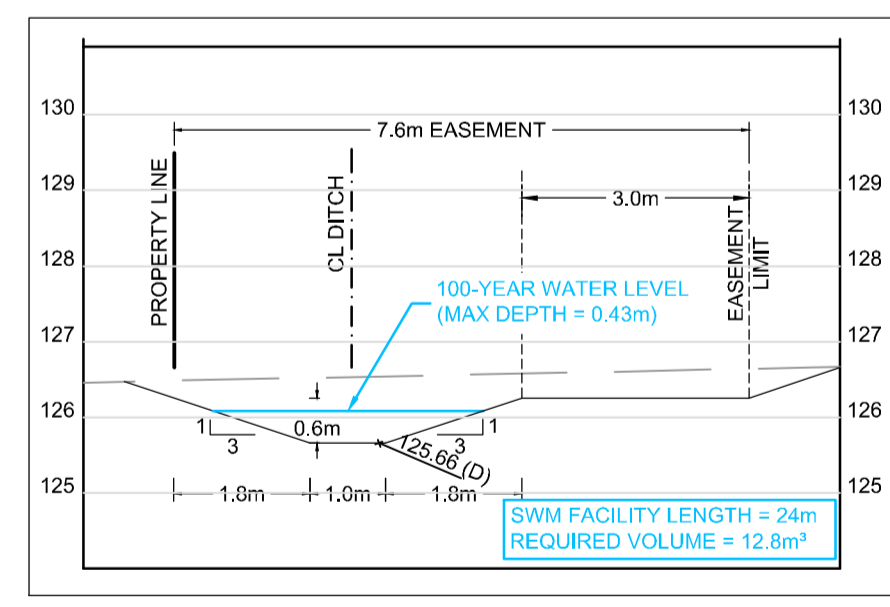
Attachments:

- Preliminary Grading Plan (114165-PGR, rev. 10)
- Appleton Shores Concept Plan (114165-CP2021, rev. 8)
- Mitigation Measures Email (CIMA+ May 24, 2024)

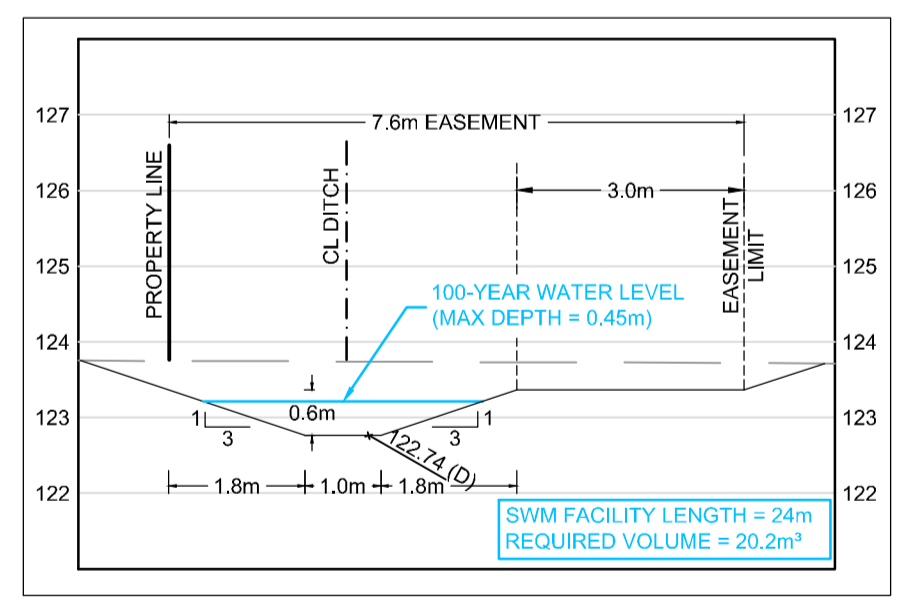
Cc: Tracy Zander – Zander Plan
John Southwell – Southwell Homes Ltd.



TYPICAL 18.0m R.O.W. CROSS-SECTION
SCALE 1:100



CROSS-SECTION 1-1
STORMWATER MANAGEMENT FACILITY C1
SCALE 1:100

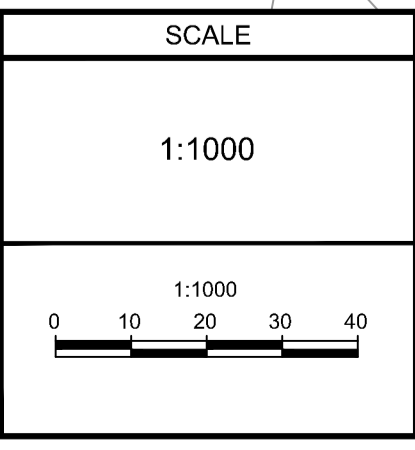


CROSS-SECTION 2-2
STORMWATER MANAGEMENT FACILITY C2
SCALE 1:100

PRELIMINARY

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	REVISED PER DRAFT LEGAL AND SETBACKS	APR 6/22	LKC	1.	ISSUED FOR DISCUSSION	APR 14/15	DJC
7.	ISSUED FOR COORDINATION	MAR 9/22	LKC	2.	ISSUED FOR DISCUSSION	JAN 22/15	DJC
6.	ISSUED FOR COORDINATION	FEB 25/22	LKC	3.	ISSUED WITH DRAFT CSWM REPORT	JUN 10/15	DJC
5.	FLOODPLAIN ELEVATION UPDATED TO 119.80	JUL 8/16	DJC	4.	ISSUED WITH CSWM REPORT (WITH NO CHANGES)	NOV 18/15	DJC
4.	ISSUED WITH CSWM REPORT (WITH NO CHANGES)	NOV 18/15	DJC	5.	FLOODPLAIN ELEVATION UPDATED TO 119.80	JUL 8/16	DJC
3.	ISSUED WITH DRAFT CSWM REPORT	JUN 10/15	DJC	6.	ISSUED FOR COORDINATION	FEB 25/22	LKC
2.	ISSUED FOR DISCUSSION	APR 14/15	DJC	7.	ISSUED FOR COORDINATION	MAR 9/22	LKC
1.	ISSUED FOR DISCUSSION	JAN 22/15	DJC	8.	REVISED PER DRAFT LEGAL AND SETBACKS	APR 6/22	LKC
10.	REVISED PER COMMENTS	MAY 24/24	LKC				
9.	ISSUED WITH SERVICING & CONCEPTUAL SWM REPORT	SEP 2/22	LKC				



FOR REVIEW ONLY

DESIGN: DJC
CHECKED: SMG
DRAWN: DJC
CHECKED: SMG
APPROVED: SMG



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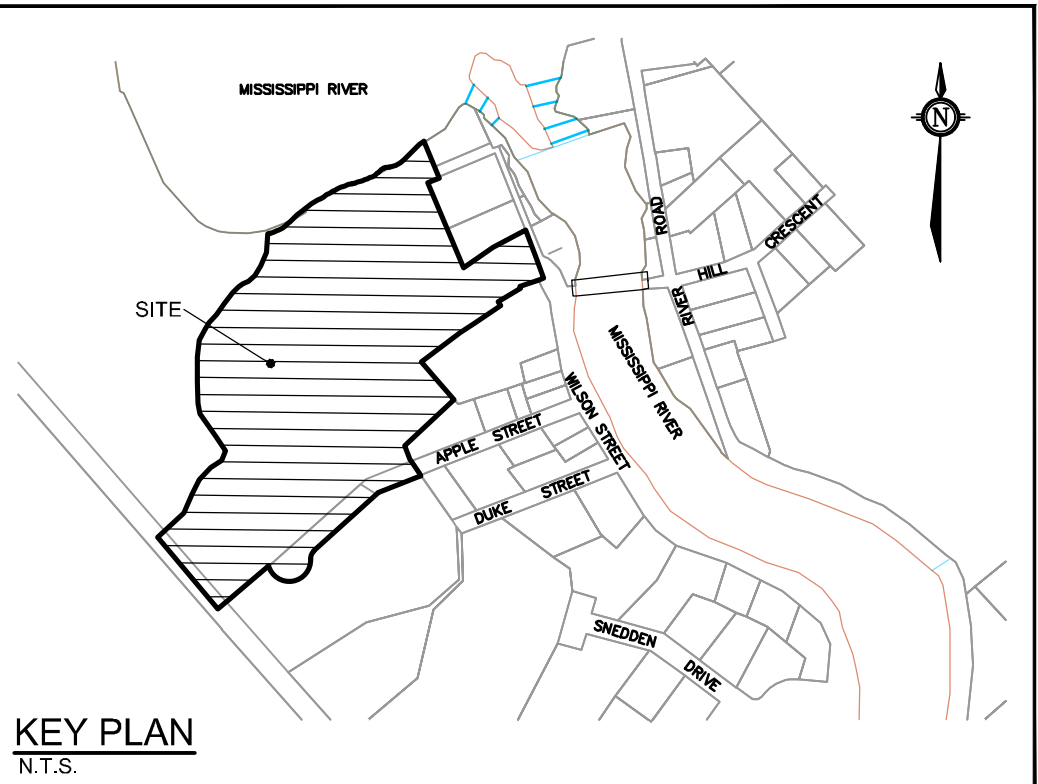
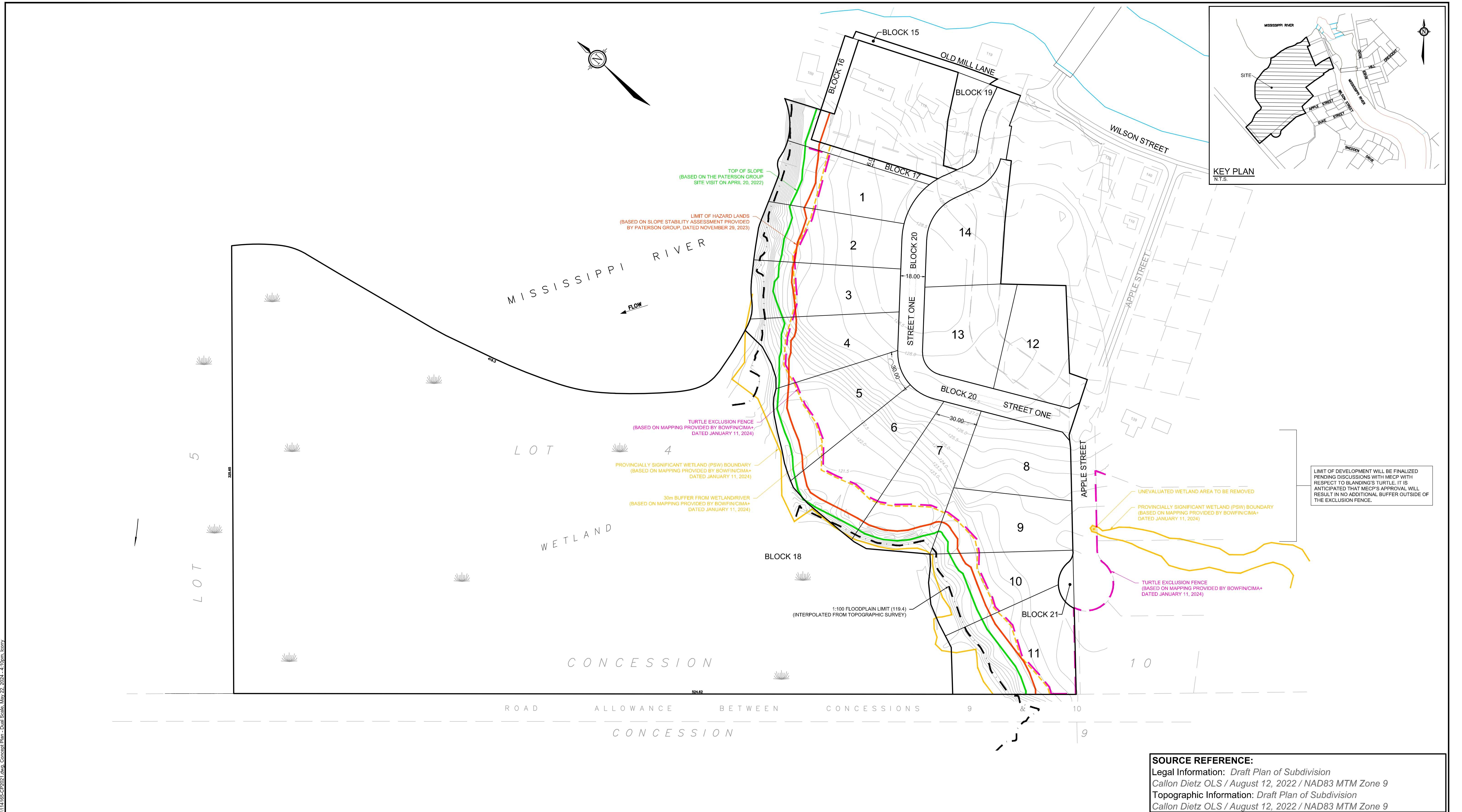
MISSISSIPPI MILLS
APPLETON SUBDIVISION

PROJECT No. 114165-00
REV 110
DRAWING No. 114165-PGR

PRELIMINARY GRADING PLAN

SOURCE REFERENCE:
Legal Information: Draft Plan of Subdivision
Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9
Topographic Information: Draft Plan of Subdivision
Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9

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LIMIT OF DEVELOPMENT WILL BE FINALIZED PENDING DISCUSSIONS WITH MECP WITH RESPECT TO BLANDING'S TURTLE. IT IS ANTICIPATED THAT MECP'S APPROVAL WILL RESULT IN NO ADDITIONAL BUFFER OUTSIDE OF THE EXCLUSION FENCE.

SOURCE REFERENCE:
 Legal Information: Draft Plan of Subdivision
 Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9
 Topographic Information: Draft Plan of Subdivision
 Callon Dietz OLS / August 12, 2022 / NAD83 MTM Zone 9

NOTE:
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No.	REVISION	DATE	BY
8.	REVISED PER COMMENTS	MAY 23/24	SMG
7.	REVISED PER MVCA FLOOD HAZARD AND REGULATION MAP (REVISED APRIL 2022)	FEB 21/24	SMG
6.	ISSUED FOR COORDINATION	FEB 13/24	SMG
5.	ISSUED FOR COORDINATION	SEP 1/22	SMG
4.	ISSUED FOR COORDINATION	AUG 25/22	SMG
3.	ISSUED FOR COORDINATION	AUG 17/22	SMG
2.	ISSUED FOR COORDINATION	JUL 21/22	SMG
1.	ISSUED FOR COMMENT	SEP 08/21	SMG

SCALE
1:1250 (A1) / 1:1500 (11x17)
1:1250
0 10 20 30 40 50

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MUNICIPALITY of MISSISSIPPI MILLS	
APPLETON SHORES	
DRAWING NAME	PROJECT No.
CONCEPT PLAN - 14 Lots	114165-00
	REV
DRAWING No.	REV 08
114165-CP2021	

M:\2021\114165\CP\Planning\Concept Plans\114165-CP2021.dwg, Concept Plan - Dual Scale, May 22, 2024 - 4:10pm, lcozy

Alex McAuley

From: Michelle Lavictoire <Michelle.Lavictoire@cima.ca>
Sent: Thursday, May 23, 2024 6:42 PM
To: Alex McAuley; Tracy Zander; John Southwell
Cc: Susan Gordon; Scott Dennis; Erik Ardley; Michael Killam
Subject: RE: 09-T-22006 - Southwell - Appleton Subdivision 2nd Re-Submission (114165)

Hello Alex,

As discussed, I understand that you are not anticipating any substantial change to the flows or volumes at detailed design. Provided that the flows or volumes of stormwater runoff do not change substantially during detailed design, then no additional mitigation measures would be required, beyond those proposed as part of the preliminary design.

Sincerely, Michelle

MICHELLE LAVICTOIRE

Associate Partner / Senior Project Manager / Senior Biologist / Earth and Environment
Associée déléguée / Chargée de projet/ Biologiste / Environnement et sciences de la terre

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