



MTE Consultants

520 Bingham Centre Drive, Kitchener, Ontario N2B 3X9

February 12, 2025

MTE File No.: C54127-100

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority
400 Clyde Road
Cambridge, ON N1R 5W6
Email: jconroy@grandriver.ca

Dear Jessica:

**RE: Response to Zoning By-Law Amendment Application OZS24-015 Comments
115 Watson Parkway North, City of Guelph**

Further to your correspondence dated January 31, 2025, as it relates to the above-mentioned project, we offer the following response. For ease of reference the GRCA's comment have been incorporated within this letter and MTE's corresponding responses in *italics* thereafter.

GRCA Comments:

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property contains floodplain, its associated regulated allowance, and the regulated allowances associated with wetlands including provincially significant Clyde Creek Wetland Complex adjacent to the property. A copy of our current resource mapping is attached.

Due to the presence of the above noted features, a portion of the subject property is regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation). Any future development or site alteration within the regulated area on the subject property will require a GRCA permit.

Ecology Comments:

1. It is recommended that a location for the compensation amphibian breeding pond be considered that would provide more separation of this feature from the wetland boundary to reduce potential for impacts to the wetland during construction of this feature. For example, there appears to be a slightly larger area immediately south southwest of the currently proposed location. Please show on drawings the distance in metres of the edge of this feature from the edge of the wetland.
 - o *The proposed location was chosen based on a comprehensive look at the site and drainage. Thorough coordination was completed with North South Environmental to choose this location. The pond cannot be relocated further to*

the southwest as we have our outlet from the storm sewer system discharging at that location. The runoff from the storm sewer system cannot drain through the pond as salt latent water is not allowed to drain through the pond. Dimensions have been shown on GP-3 to show the distance between the edge of the pond and the wetland.

2. Grading occurring within the wetland setback for trail construction should be minimized to the extent possible.
 - *We have attempted to minimize the amount of grading within the setback.*
3. Please provide the shapefiles for the flagged and surveyed wetlands staked with the GRCA June 2022.
 - *We have provided this file with this response letter.*

Floodplain Comments:

4. Please add the vertical elevation datum (e.g. CGVD28 or CGVD2013) on the drawings and confirm the GRCA floodline follows the same datum as the gradings in all drawings.
 - *We have provided the PDF and CAD of the topographical survey with this response.*
5. Please provide the topographic survey completed by an Ontario Land Surveyor (OLS) demonstrating that the floodline has been delineated based on site-specific contours and the Regulatory Floodplain Elevations previously provided by the GRCA.
 - *We have provided the PDF and CAD of the topographical survey with this response.*
6. A 5.0m regulatory floodline setback is shown on the drawings. Please note that the regulatory setback from the floodline is 15m. The 15m setback from the floodline represents the GRCA regulated area. Please revise the drawings to show the regulation limit using the 15m setback.
 - *The floodline setback has been updated to 15m and the relevant plans have been provided with this response letter.*

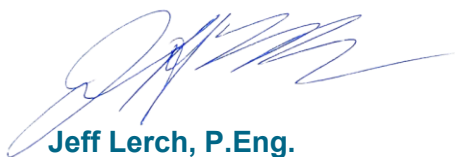
Stormwater Management Comments:

7. Please confirm the allocated area for infiltration gallery is enough and demonstrate there will be at least 1m separation between bottom of the gallery and the seasonally high groundwater level.
 - *We have provided 1m of separation between the bottom of the galleries and the high groundwater level.*
8. Please provide preliminary calculation, approximate footprint, and type of the underground storage tank to demonstrate that is a feasible option. Confirm if groundwater level will allow to use the underground storage tank.
 - *Details of the galleries will be detailed in the detailed design through the SPA process. We have provided a high-level functional design for this ZBA stage.*

9. In the hydrogeology report Guelph Permeameter Testing was used to calculate the Infiltration rates. Please calculate the infiltration rates based on Appendix C of LID SWM Planning and Design Guide.
 - *MTE has completed the Permeameter testing on-site. We will be able to prove we can achieve the assumed infiltration rates at the detailed design stage.*
10. Please show that the Regional storm will be safely conveyed through the development.
 - *We show the overland flow route throughout the site with the large arrows and described in the legend.*
11. In page 15/82 in FSSWM report it was mentioned that: "In the existing condition, all runoff from the Site is directed to the wetland." However, in page 17/82 it was mentioned "Currently, this surface runoff is directed to the wetland and existing stormwater management pond adjacent to the Site." Please clarify this discrepancy and provide existing flow rates to the SWM pond.
 - *The majority of runoff drains to the wetland. The site is very flat and generally drains to the wetland. This does not change the modelling or outcomes of the report.*

Yours Truly,

MTE Consultants Inc.



Jeff Lerch, P.Eng.

Design Engineer

519-743-6500 ext. 1307

jlerch@mte85.com

JPL:dlb

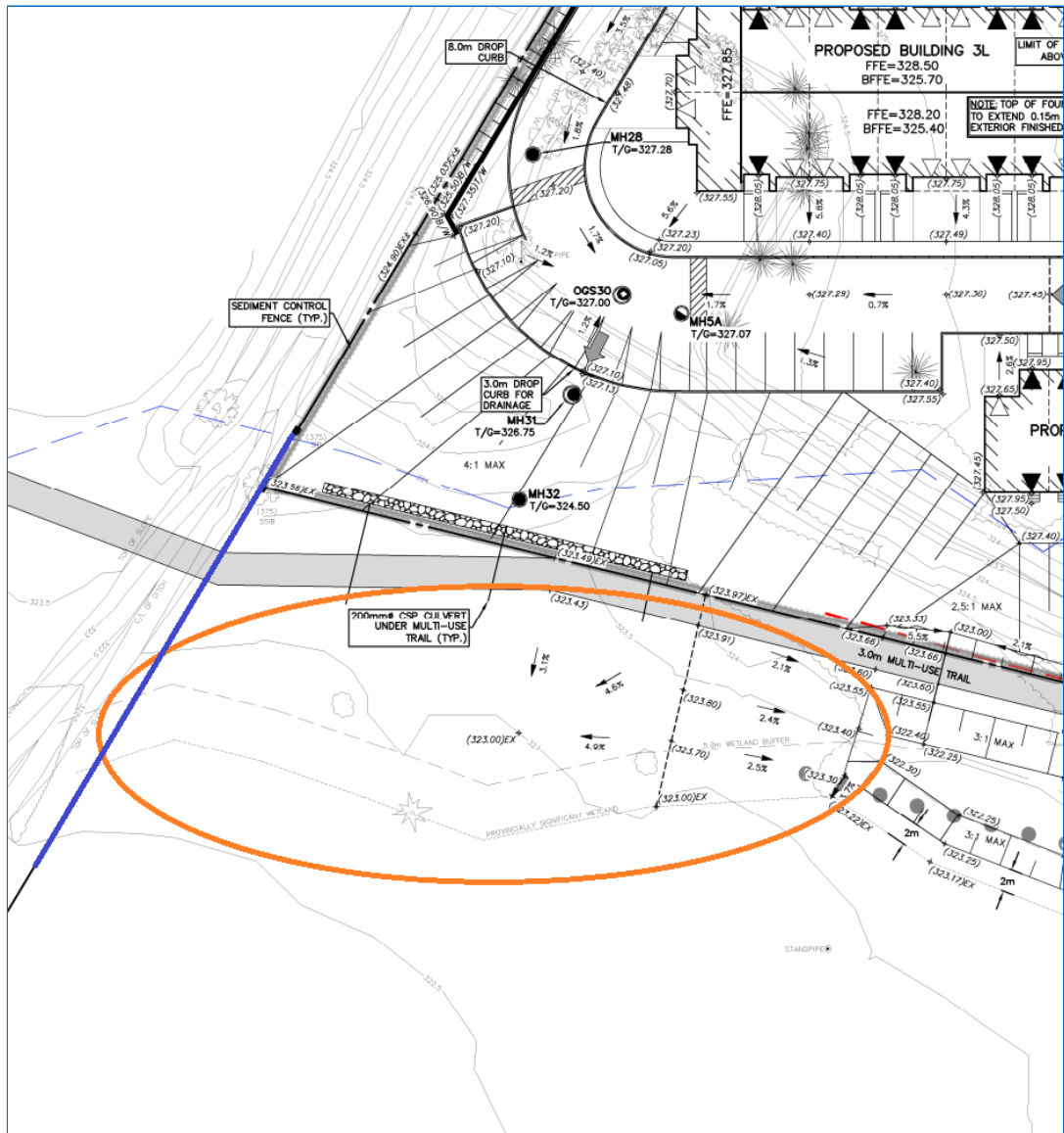
M:\54127\100\Correspondence\2025-01-31 - GRCA Comments\ltr_GRCA_2025-02-12_ResptoJanuary31Comments.docx

From: [Trevor Heywood](#)
To: [Jeff Lerch](#)
Cc: [David Cogliano](#); [Jonathan Rodger - Zelinka Priamo Ltd.](#); [Tatiana Guzman](#); [Dain Na](#); [Sarah Mainguy](#); [Ali Afrasiabi](#)
Subject: Re: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North
Date: March 25, 2025 3:09:05 PM
Attachments: [image.png](#)

Hi everyone,

Nice connecting with you all today. Following our meeting, I wanted to send an interim response regarding your February 12 letter. I can offer the following:

1. The amphibian pond location is acceptable, and so is the revised drawing. Please ensure this is kept in the formal resubmission drawings.
2. This is acceptable.
3. Received, thank you.
4. The vertical datum is not noted in the topo survey or grading plans. Confirming this by editing note 2 in the grading plans ("Existing topographical information provided by...") will be acceptable.
5. Received, thank you. As discussed, the floodline should be extended using topographic survey info.
 - a. I have looked at the topography at Watson Road and have no concerns with merely extending the illustrated floodline to the east property boundary (i.e. showing it within the roadway right-of-way is not required).
 - b. See image below; there seems to be enough topo information to extend it westerly (within the orange circle) to the boundary between two parts (blue line).



6. Satisfactory.

With respect to other SWM comments (7-11), I'll consult with our engineering staff and get back to you on whether this is sufficient for the zoning stage.

Regards,

Trevor Heywood B.Sc.(Env.)
 Resource Planner
 Grand River Conservation Authority

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 Cambridge, ON N1R 5W6
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From: Jeff Lerch <JLerch@mte85.com>
Sent: Friday, March 21, 2025 4:43 PM
To: Jessica Conroy <jconroy@grandriver.ca>
Cc: David Cogliano <dcogliano@tercot.com>; Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; Tatiana Guzman <tguzman@tercot.com>; Dain Na <DNa@mte85.com>; Sarah Mainguy (smainguy@nsenvironmental.com) <smainguy@nsenvironmental.com>; Ali Afrasiabi <ali.afraziabi@turnerfleischer.com>; Trevor Heywood <theywood@grandriver.ca>
Subject: RE: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North

Thanks Jessica,

Look forward to hearing from you Trevor.

Jeff Lerch, P.Eng. | Manager, Project Management
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T: 519-743-6500 x1307 | JLerch@mte85.com

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: Friday, March 21, 2025 4:41 PM
To: Jeff Lerch <JLerch@mte85.com>
Cc: David Cogliano <dcogliano@tercot.com>; Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; Tatiana Guzman <tguzman@tercot.com>; Dain Na <DNa@mte85.com>; Sarah Mainguy (smainguy@nsenvironmental.com) <smainguy@nsenvironmental.com>; Ali Afrasiabi <ali.afraziabi@turnerfleischer.com>; Trevor Heywood <theywood@grandriver.ca>
Subject: RE: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North

Hi Jeff,

Sorry for the delay. We recently made a switch to different coverage areas at GRCA, and I will no longer be covering the City of Guelph.

By copy of this message, I am forwarding your email to Trevor Heywood, who is aware of this application and can assist with your questions going forward.

Thanks and have a great weekend,

Best,
Jessica

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

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From: Jeff Lerch <JLerch@mte85.com>
Sent: March 21, 2025 4:36 PM
To: Jessica Conroy <jconroy@grandriver.ca>
Cc: David Cogliano <dcogliano@tercot.com>; Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; Tatiana Guzman <tguzman@tercot.com>; Dain Na <DNa@mte85.com>; Sarah Mainguy (<smainguy@nsenvironmental.com> <smainguy@nsenvironmental.com>); Ali Afrasiabi <ali.afraziabi@turnerfleischer.com>
Subject: RE: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North

Hi Jessica,

Just following up on this.

Thanks,

Jeff Lerch, P.Eng. | Manager, Project Management
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From: Jeff Lerch
Sent: Wednesday, March 12, 2025 3:54 PM
To: Jessica Conroy <jconroy@grandriver.ca>
Cc: David Cogliano <dcogliano@tercot.com>; Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; Tatiana Guzman <tguzman@tercot.com>; Dain Na <DNa@mte85.com>; Sarah Mainguy (<smainguy@nsenvironmental.com> <smainguy@nsenvironmental.com>); Ali Afrasiabi <ali.afraziabi@turnerfleischer.com>
Subject: RE: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North

Hi Jessica,

We have now received the City's comments.

Can you please provide guidance on how will we deal with the GRCA comments at this time?

Are we able to get a review of the materials submitted to ensure we have the floodline and setbacks

properly determined? We would ideally like to knock off as many of these concerns as possible now. As previously noted, the comments don't change the plans.

Thanks,

From: Jeff Lerch
Sent: Wednesday, February 12, 2025 2:31 PM
To: Jessica Conroy <jconroy@grandriver.ca>
Cc: David Cogliano <dcogliano@tercot.com>; Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; Tatiana Guzman <tguzman@tercot.com>; Dain Na <DNa@mte85.com>; Sarah Mainguy (<smainguy@nsenvironmental.com>) <smainguy@nsenvironmental.com>; Ali Afrasiabi <ali.afraziabi@turnerfleischer.com>
Subject: RE: GWHI - GRCA Comments - OZS24-015 - 115 Watson Parkway North

Hi Jessica,

As we discussed on the phone, please find attached our responses to your comments with the requested information available in the following link:

Please click on the following link to download the attachments: [54127-100_115 Watson Parkway North](#)

This link is available until: **Wednesday, April 2**

I am wondering if you could take a look and possibly reverse your deferral recommendation to the City?

Please note that these comments do not change our design.

Thanks,

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: January 31, 2025 1:56 PM
To: Lindsay Sulatycki <Lindsay.Sulatycki@guelph.ca>
Cc: Jonathan Rodger - Zelinka Priamo Ltd. <jonathan.r@zpplan.com>; dcogliano@tercot.com; Sara Acton-Hammill <sactonhammill@grandriver.ca>
Subject: GRCA Comments - OZS24-015 - 115 Watson Parkway North

Good afternoon,

Please find attached GRCA comments on zoning by-law amendment application OZS24-015 (115 Watson Parkway North, Guelph).

Sincerely,
Jessica

Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

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