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RESIDENTIAL APARTMENT AND TOWNHOME DEVELOPMENT

115 Watson Parkway North
City of Guelph

Project No: 22202

SALT MANAGEMENT PLAN

Prepared for

GUELPH WATSON HOLDINGS INC.

Prepared By:

The Odan/Detech Group Inc.

ORIGINAL: November 2023

UPDATED:

INTRODUCTION

The purpose of this SALT MANAGEMENT PLAN is to provide general guidance for winter maintenance services at the GUELPH WATSON HOLDINGS INC. development located at 115 Watson Parkway North in the City of Guelph. The information in this document is based upon information provided by the developer, the Consultants own experience and the City of Guelph for Winter Maintenance for multi-residential and commercial properties beneficial Practices worksheet.

This plan will outline and provide a site assessment, operational procedures, suggested Sodium Chloride application with the intent of managing Chlorides being dispersed into the local waterways and to assist with ongoing operational activities at the site.

As the development is currently at the Zoning Stage a best practices approach is provided below which will be adjusted as the development progresses to the detailed design and site plan approval stage.

SITE ASSESSMENT

The subject lands are located at 115 Watson Parkway North on the east side of Watson Parkway North, west of Watson Road. The total area of the subject development is about 6.44 hectares. The subject development will consist of asphalt including access roads and private driveways, and mixed-use residential and commercial buildings fronting onto Watson Parkway North with asphalt parking areas. The remaining areas will consist of building structures, concrete walks and landscaped areas.

The subject development represents new construction and thus the slopes in the parking lot will be sufficient to prevent local water ponding in the parking lot. See Conceptual Grading Plan for drainage patterns.

Refer to Appendix A for the site layout which identifies Snow Storage locations.

OPERATIONAL PROCEDURES

In general the complete Operational Procedures have not been determined at this time as the development is at the Zoning Stage. A best management practice approach to manage snow and salt will be implemented and detailed at the Site Plan approval stage and detailed design stage. Operational procedures anticipated for the site may include the following:

- Snow removal services should commence when snow accumulates on site in excess of 2.5cm.
- Snow Clearing operations to be performed predominately during anticipated "non-active" operating hours of the site.
- Operations may occur outside of these times based on the timing and duration of storms.
- Snow clearing operations will continue in a reduced capacity while safe to operate during anticipated "active" operating hours.
- Snow clearing areas (hard surface/asphalt areas/drive lanes/central driveways) will be attended to continuously with consideration of drainage areas and designated snow piling areas. Snow piling shall occur in locations identified on the

- Offsite snow removal if required will be to an approved disposal site and managed by the Owner and their Snow Removal Contractor.
- Regular site inspections will be completed upon completing snow removal and piling to ensure that removal and piling of snow is adhering to the Snow Management plan.
- The Owner and their Snow Removal Contractor shall monitor local weather forecasts to be prepared for providing necessary equipment and crews to remove snow in a reasonable time.
- Upon completing removal and piling of snow the Contractor shall apply secondary measures for the safety of the site such as sand and salt and liquid de-icing strategies. The Owner shall review and give consideration to hire [Smart About Salt™ certified contractors](https://smartaboutsalt.wildapricot.org/sascontractors/) (<https://smartaboutsalt.wildapricot.org/sascontractors/>) with salt management training.
- The Contractor shall limit the use of salt and sand based on ice conditions.
- Snow removal equipment is anticipated to be stored off site. If the Owner and their Contractor choose to store equipment on site it shall be stored in a safe location that will minimize impacts to the site and environment.
- Equipment shall be washed off site at a suitable location to prevent wastewater from entering into the stormwater system.
- High Sodium Chloride (Salt) use areas are anticipated in pedestrian walking areas, concrete sidewalks and walkways surrounding buildings. Also, areas of high vehicular traffic (main driveways, parking lanes and central driveways) generally will require High Salt use on this site.
- Low Sodium Chloride (Salt) use areas are anticipated in lower pedestrian walking areas furthest away from entrances and staff parking areas. Parking and drive lanes at the rear of the site and furthest away from proposed structure will also receive lower Sodium Chloride use.
- Site grading has been designed to ensure adequate positive drainage to catch basins onsite. Effective drainage will reduce ice formation and subsequent applications of Sodium Chloride.
- All attempts will be made to direct Roof drains on to pervious surfaces and/or storm sewers to avoid pedestrian or vehicular areas on the site. By reducing ice formation and directing structural run off it is expected that there may be a reduction in Sodium Chloride applications and reduction in mixing of stormwater that has received sodium applications.

CONCLUSIONS/STRATEGIES

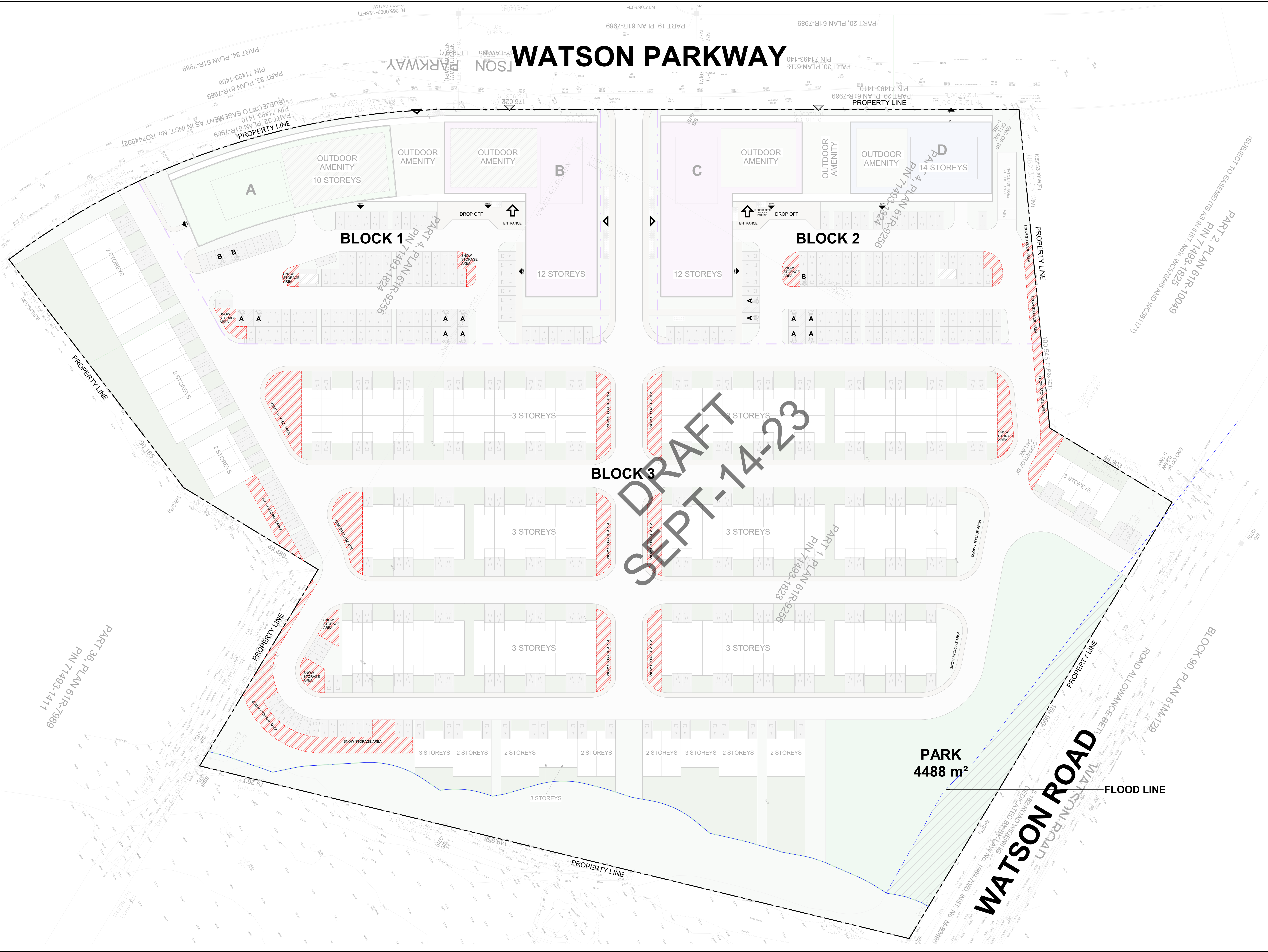
Calibrated applications of Sodium Chloride at the site will be monitored by contractor and client with consideration of limiting potential risks to the environment. Attempts will be made to limit applications of Chlorides but human safety will take priority. During extreme weather conditions at site, the contractor shall use reasonable judgment to ensure that ice/snow control is provided for the safety of the persons accessing site.

APPENDIX A

Figure 1 SALT MANAGEMENT PLAN

WATSON PARKWAY

DRAFT
SEPT-14-23



TERCOT
COMMUNITIES

PROJECT
Guelph Watson Holdings Inc.
115 WATSON PARKWAY, GUELPH, ON

DRAWING
SNOW STORAGE AREAS

PROJECT NO.	22.028FS
PROJECT DATE	2023-08-31
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 500

DRAWING NO. **RZ151A** REV.