

Ariss Resident Meeting Agenda

Tuesday, June 17th, 2014, 6:30 pm, RDAPC

Welcome and Introductions

- Mayor White, Councillor Wolk, Kim Wingrove, CAO, Harry Niemi, Burnside Engineering

Review of Materials package

- [Definitions](#)
- [Municipal Drain Fact Sheet](#)
- [Petition for Drainage Works](#)
- [Ariss Glen Drainage Report, June 1981](#)
- [Ussher Creek Planning Act Public Meeting Minutes, November 2007](#)
- [Resident Questions and Answers](#)

Current Settled Area in Ariss

1. Review of the existing drainage network for Ariss Glen
 - a. History and function of the municipal drain in the Ariss Glen subdivision
 - b. History and function of the Kurtz drain
 - c. Municipal role in the drainage system – drains and ditches
 - d. Current condition status of the Kurtz drain and Ariss Glen drainage systems
 - e. Property owner responsibilities and liability for a municipal drain
2. Well monitoring program
3. Contacting the Township regarding individual property concerns
 - a. Loretta Vince, Public Works 519-856-9596 ext 120, lvince@get.on.ca

Ussher Creek Property

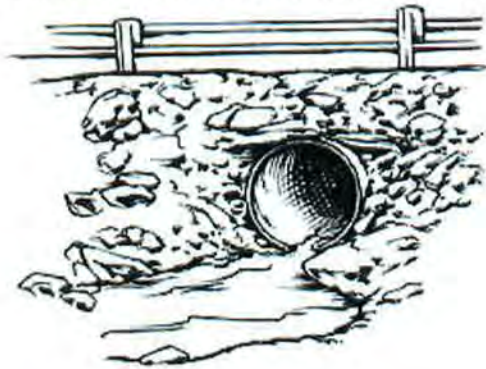
1. Review of the proposed drainage network for Ussher Creek
2. Pre-servicing activities e.g. temporary storm outlet connection, erosion control measures, earthworks, excavation and removals
3. Next steps for this application – planning process and resident communication
 - Payment of securities and commencement of preservicing activities
 - Approval of subdivision agreement
 - Issuance of building permits
 - Construction period
 - Warranty period followed by assumption of roadworks
4. Hours of work and noise by-law information
5. Rebuilding of roads and driveway re-grading
6. Contact for questions
 - a. Loretta Vince, Public Works 519-856-9596 ext 120, lvince@get.on.ca

Definitions

Catch basin – The catch basin is a grate covered opening that allows water to enter into the drain system from the surface.



Culvert – a structure that allows water to flow under a driveway, road or trail.



Ditch - An artificial open channel or waterway constructed through earth or rock to convey water.



Drain - A ditch and any watercourse or conduit, whether open, covered, or enclosed, natural or artificial, by which waters coming or falling upon a property are carried away.

Grassed Swale -a long shallow depression, much wider than it is deep. It is designed to hold storm water runoff and allow the water to sink into the ground



Municipal Drain - see attached Factsheet

Outlet - Downstream opening or discharge end of a pipe, culvert, ditch, or canal.





SO, WHAT'S A MUNICIPAL DRAIN?

S. Vander Veen

(Reprinted, October 2004)

Perhaps you've just purchased property, and been told by your municipality that you are assessed into a municipal drain. Perhaps you have owned a property for a couple of years and have recently discovered that you are located in the watershed of a municipal drain. You're probably wondering, what does this mean? How does it affect me? What will it cost?

PHYSICALLY, WHAT IS A MUNICIPAL DRAIN?

Physically, a municipal drain is simply a drainage system. Most municipal drains are either ditches or closed systems such as pipes or tiles buried in the ground. They can also include structures such as dykes or berms, pumping stations, buffer strips, grassed waterways, storm water detention ponds, culverts and bridges. Even some creeks and small rivers are now considered to be municipal drains. Municipal drains are primarily located in rural agricultural areas of the province.

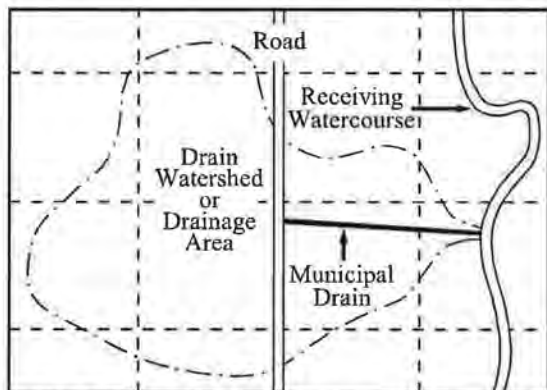


FIGURE 1. Plan of a Municipal Drain

THE PURPOSE OF MUNICIPAL DRAINS

Municipal drains have been a fixture of rural Ontario's infrastructure since the 1800's. Most municipal drains were constructed to improve the drainage of agricultural land by serving as the discharge point for private agricultural tile drainage systems. However, they also remove excess water collected by roadside ditches, residential lots, churches, schools, industrial lands, commercial lands and any other properties in rural areas.

They are a vital component of the local infrastructure. Without them, many areas of the province would be subjected to regular flooding, reduced production from agricultural land and increased public health risks.

WHY IS IT CALLED A "MUNICIPAL DRAIN"?

There are many, many drainage ditches and buried pipes in the province, but not all of them are "municipal drains". So what distinguishes a municipal drain?

Municipal drains are created under the authority of the *Drainage Act*. There are 3 key elements of a municipal drain:

1) Community project — Landowners who need to solve a drainage problem may submit a prescribed petition under the *Drainage Act* to their local municipality, requesting the establishment of a municipal drain. If certain criteria are met, the municipality appoints an engineer who prepares a report, identifying the proposed solution to the problem and how the costs will be shared. There are various meetings where landowners in the watershed of the municipal drain can voice their desires and concerns. There are also several appeal stages where they can voice their objections. So, the end result of the process is a "communally accepted" project.

2) Legal Existence — After all appeals have been heard and dealt with, the municipality passes a by-law, adopting the engineer's report. The municipality then has the authority and the responsibility to construct the project. The cost of the work is assessed to the lands in the watershed in the same ratios as contained within the engineer's report. So for a ditch or a pipe to be a municipal drain, there must be a by-law adopting an engineer's report.

3) Municipal Infrastructure — Once a municipal drain has been constructed under the authority of a by-law, it becomes part of that municipality's infrastructure. The local municipality, through its drainage superintendent, is responsible for repairing and maintaining the municipal drain. In certain circumstances, the municipality can be held liable for damages for not maintaining these drains.

DO'S AND DON'TS FOR PROPERTY OWNERS

You should:

- Find out the name of your local municipality's drainage superintendent.
- If you don't have any information on the municipal drains that affect your property, make arrangements with your municipality to get copies. Please note you may have to pay for the photocopies.
- Find out how the municipal drain affects your property. How much is your property assessed? Are there any buried municipal drains that cross beneath your land? Is there a municipal working space along or above a municipal drain on your property?
- Remove debris from any catchbasins that may be located on your property or the adjoining road. This type of ongoing preventative work can reduce the possibility of property damage during storm events
- As an involved landowner, you have a responsibility for the drains located on your property, so observe them. If you notice any problems, immediately notify the drainage superintendent or the local municipality.
- Before purchasing a property, investigate how municipal drains may affect the property.

You can expect:

- Municipalities must maintain their municipal drains. Therefore, if you have a municipal drain located on your property, you can expect that your municipality will periodically arrange to enter onto your property and perform the necessary work. After it is completed, you will be billed for your share of the cost.
- For a period of time while the work is being completed, you can expect the working space along the drain to be accessed by the maintenance equipment and the land to be disrupted to some degree. Because this working space is a form of an easement, you will not be paid for any damages that occur on this land.
- Municipalities have the right to accumulate the cost of maintaining a drain for up to five years or \$5,000. Therefore, it is possible that you may be billed for work that occurred before you owned a property.

You should NOT:

- Along every municipal drain is an unregistered working space that the municipality has the right to use to maintain or repair the drain. Keep this working space accessible and do not plant trees or build structures in this area. If you do, and it results in an obstruction to the maintenance equipment, you may have to pay the cost of removing that obstruction.
- Don't store materials such as brush, lumber or other floatable material near the drain, because during storm events, it could float away and block the drain.
- The local municipality is responsible for maintaining municipal drains on behalf of the community of landowners involved in a drain. If you want to install a culvert or bridge on an open ditch municipal drain, or if a municipal drain requires maintenance, don't perform the work yourself; instead notify your municipality. If you do unauthorized work on a drain and that work results in damages to the drain or to other landowners, you could be responsible for paying the cost of repairing the damages.
- Although they are "man-made", all municipal drains eventually connect with the many beautiful lakes, rivers and streams located in Ontario. Do not direct septic system waste, milkhouse wastes, barnyard and manure storage runoff or other pollutants directly to these drains.

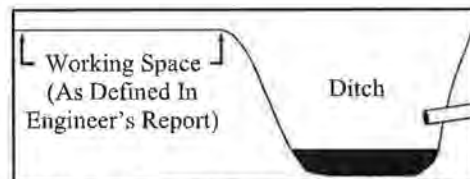


FIGURE 2. Cross-Section of an Open Ditch Municipal Drain

This Factsheet was written by **Sid Vander Veen**, P. Eng., Drainage Coordinator, Agriculture and Rural Division, OMAFRA, Guelph. It was reviewed by **Andy Kester**, Drainage Inspector, OMAFRA. It has also been reviewed by the **Drainage Superintendents Association of Ontario** and the **PEO Committee on Land Drainage**.

Agricultural Information Contact Centre
 1-877-424-1300
 ag.info@omafra.gov.on.ca
 www.gov.on.ca/omafra



Mr. T. Krizsan
President
Ariss Glen Developments Limited
185 Woolwich Street
Guelph, Ontario

10 December, 1980

Dear Mr. Krizsan:

Re: Petition for Drainage Works - Ariss Glen Subdivision Part Lots
18 and 19 Concession 4 EOGH, Township of Pilkington

The Council of The Corporation of the Township of Pilkington wishes to confirm to you the acceptance of said petition by Resolution of Council passed the 17th day of November 1980, as follows:

that the Council accepts and supports the petition received from Mr. T. Krizsan, and further that the costs of this construction and maintenance of the new drainage works be totally borne by the Ariss Glen Developments Limited and the Municipality will be entirely exempt even though some of the waters from the road ditches might enter the drainage works.

The Council intends to appoint an Engineer under Section 8, Drainage Act, namely Gamsby and Mannerow Limited, Guelph, to report on the proposed works.

The Grand River Conservation Authority has been so advised. The Conservation Authority may, within 30 days of receipt of the notice, advise Council that they require an Environmental Appraisal.

The Township considers all engineering fees and other costs involved with the procedure under the Drainage Act to be engineering costs related to the Subdivision and therefore the responsibility of Ariss Glen Developments Limited for payment.

Should you require further information please contact this office or Gamsby and Mannerow at your convenience.

Yours very truly



Len Day
Clerk

c.c. Gamsby and Mannerow Limited
Consulting Professional Engineers

ENGINEER'S REPORT

THE ARISS GLEN DRAINAGE WORKS

TOWNSHIP OF PILKINGTON

D526

Jan 8/81

Adopted - 1st & 2nd Rdg. Feb 3/81

GAMSBY AND MANNEROW LIMITED

Consulting Professional Engineers

Guelph, Ontario

GAMSBY AND MANNEROW Limited

CONSULTING PROFESSIONAL ENGINEERS

Principals:

G. D. GAMSBY, B.A.Sc., P. Eng.

WM. J. MANNEROW, B.A.Sc., P. Eng.

409 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X2
PHONE 824-8150

January 8, 1981.
Our File: D-526

The Reeve and Council
Township of Pilkington

Re: The Ariss Glen Drainage Works

Reeve Kurtz and Members of Council:

In accordance with the provisions of Section 4 of The Drainage Act, 1975, and your instructions contained in a resolution dated November 17, 1980 regarding a petition for drainage signed by the Principal of Ariss Glen Developments Limited, the owner of property designated in the petition as Part of Lots 18 and 19, Concession 4, East of the Grand River, I have examined and made a survey of the area. In my opinion the petition is valid under The Drainage Act and I hereby submit Report, Plan, and Assessment for a work pertaining to said petition to be known as THE ARISS GLEN DRAINAGE WORKS.

Area Requiring Drainage

I find the area requiring drainage to be as follows:

Part of Lots 18 and 19, Concession 4, East of the Grand River, consisting of approximately 8 hectares more or less. The area requiring drainage is proposed to be developed into a residential subdivision in accordance with a Draft Plan, prepared by A. B. Donaldson, O. L. S., and dated February 8, 1980, and as granted Draft Plan Approval under the Ministry of Housing No. 23T-80013, hereinafter referred to as "The Subdivision".

Background Information

The purpose of the proposed drainage works is to maintain the ground water level within the subdivision at an elevation below the septic tile beds, and thus permit the proper functioning of the sewage disposal systems.

While it is recognized that the same drainage system could be constructed outside the provisions of The Drainage Act, 1975, it is considered in the best interests of the Township of Pilkington and the future property owners within the Subdivision that the maintenance of the drainage system be provided for under the terms of The Act.



On Site Meeting

An on site meeting was held on December 23, 1980. This meeting was attended by the following:

- A. Chopka
- J. Heffernan
- J. Entwistle
- T. Krizsan (for Ariss Glen Developments Limited)
- D. Gamsby

At the said meeting the area requiring drainage was determined to be as outlined in the foregoing paragraph. In my opinion the petition represents a valid petition as required under The Drainage Act, 1975.

Existing Conditions

Soils reports on the site indicate that seasonal high water table rises to within approximately 0.6 metres of the ground surface. Our analysis of the information contained in the soils report prepared by Peto MacCallum Limited, Soils Consultants, leads us to believe that a properly installed drainage system will lower the ground water table sufficiently to keep it below the proposed field tile elevation at all times during the year. The Soils Consultants have expressed an opinion in agreement with this analysis.

Proposed Work

The drainage system proposed, consists of two major segments as follows:

- 1) A series of non-perforated plastic drainage tiles will serve as outlet pipes for the whole system. The "closed-joint" nature of these tiles will tend to protect the system against blockage by tree roots. This "closed" system is intended to provide an outlet for each lot where no other outlet exists. These tiles outlet into the Kurtz Drainage Works.
- 2) A series of perforated plastic drainage tiles will serve to collect ground water and deliver it to the "closed" pipes. The primary purpose of this system is to lower the ground water table. The design calls for a short section of this perforated tile to be installed on each individual lot and connected into the "closed" pipe on each lot.

It is noted that no work under this drainage system is proposed for Lots 17 and 18 since these Lots have a Municipal Drain along their boundaries (The Kurtz Drainage Works), and thus have the necessary assured outlet for a privately constructed field tile system.

Plans

The Plan on Drawing No. D-526-1 dated December, 1980, shows the location and intent of the work and the lands affected by it as well as all the necessary details of the work. Due to the nature of the project it is deemed that profile drawings are not necessary. The above noted plan (Drawing No. D-526-1) does include sufficient information to indicate the original ground elevation, the proposed elevation of all the drainage system and the proposed final grading for the entire Subdivision.

Special Assessments

I recommend that the entire cost of the construction of the proposed drainage works be specially assessed to the Owner of the property, Ariss Glen Developments Limited. The maintenance of the Ariss Glen Drainage Works shall be as detailed later.

Working Space

As required under Section 63 of The Drainage Act, 1975, I am recommending that the Working Space be designated as "The Whole Subdivision", (That is Lots 1 to 21 inclusive plus all easements and Road Allowances contained therein.) plus a small area extending 30-feet wide on the North side of the outlet pipe on the property of Mr. Heffernan, at the outlet of "C" Drain.

Design Criteria

Based upon information supplied by the Soils Consultant, it has been assumed that the tile drains will lower the water table to a level within 0.85 metres above the Municipal Drain tiles. This influence will be extended to a point at least 25 m away from the tile drains.

It is noted that the houses constructed in The Subdivision will also require foundation drains and these foundation drains will serve to help keep the water table lowered.

Environmental Considerations

Based upon my evaluation of the soils in the area, along with the recommendations of the Soils Consultant, I have provided that there be a minimum clearance of 15 m between the septic tile fields and the open jointed tiles. In my opinion this should prevent the pollution of the drainage works by sewage migrating from the tile fields.

The lowering of the ground water table to be achieved by the proposed Drainage Works will be within the upper levels of the ground water table and in our opinion will have no effect upon the wells in the area.

It is my opinion that the proposed Drainage Works will have no adverse effects on the Environment.

Obstructions and Pollution

Attention is drawn to Section 80 and to Section 82 of The Drainage Act, 1975, with regard to obstructions and to Section 83 with regard to pollution.

Allowances

I determine the amounts to be paid in Allowances to owners entitled thereto under the provisions of The Drainage Act, 1975, to be in accordance with the following schedule and such Allowances shall become due and payable according to Section 62.

Con.	Lot or Part		Damage to Lands and Crops (if any)
4	Pt. 18, 19	J. Heffernan	\$30.00

Cost Estimate

My estimate of the cost of The Ariss Glen Drainage Works is as follows:

"A" Drain

Materials

150 mm non-perforated plastic drainage tile 100 m @ \$1.70	\$ 170.00
100 mm perforated plastic drainage tile 102 m @ \$0.80	81.60
200 mm C. S. P. outlet pipe with gate (3 m)	<u>60.00</u>

Total Materials \$ 311.60

Construction

Install 150 mm tile - 100 m @ \$11.00	\$1,100.00
Install 100 mm tile - 102 m @ \$ 7.40	754.80
Install outlet pipe	240.00
Rip rap at outlet - 1 m ² @ \$100.00	<u>100.00</u>

Total Construction 2,194.80

Total "A" Drain \$2,506.40

"B" Drain

Materials

150 mm non-perforated plastic drainage tile 36 m @ \$1.70	\$ 61.20
100 mm perforated plastic drainage tile 103 m @ \$0.80	<u>82.40</u>

Total Materials \$ 143.60

Construction

Install 150 mm tile - 36 m @ \$11.00	\$ 396.00
Install 100 mm tile - 103 m @ \$ 7.40	<u>762.20</u>

Total Construction \$1,158.20

Total "B" Drain \$ 1,301.80

"C" Drain

Materials

150 mm non-perforated plastic drainage tile 235 m @ \$1.70	\$ 399.50
100 mm perforated plastic drainage tile 202 m @ \$0.80	161.60
600 mm x 600 mm Precast Catch Basin	350.00
200 mm C.S.P. outlet pipe with gate (3 m)	<u>60.00</u>

Total Materials \$ 971.10

Construction

Install 150 mm tile - 235 m @ \$11.00	\$2,585.00
Install 100 mm tile - 202 m @ \$ 7.40	1,494.80
Install Catch Basin	200.00
Install outlet pipe	240.00
Rip rap at outlet 1 m ² @ \$100.00	<u>100.00</u>

Total Construction \$4,619.80

Total "C" Drain \$ 5,590.90

"D" Drain

Materials	
150 mm non-perforated plastic drainage tile 40 m @ \$1.70	\$ 68.00
100 mm perforated plastic drainage tile 38 m @ \$0.80	<u>30.40</u>
Total Materials	\$ 98.40
Construction	
Install 150 mm tile - 40 m @ \$11.00	\$ 440.00
Install 100 mm tile - 38 m @ \$ 7.40	<u>281.20</u>
Total Construction	<u>\$ 721.20</u>
Total "D" Drain	<u>\$ 819.60</u>
Total Estimated Materials and Construction Cost	\$10,218.70
Survey, Plan and Report	1,700.00
Allowances	30.00
Interest, Superintendence of Construction, Miscellaneous Estimated Costs and Contingency Fund	<u>2,500.00</u>
TOTAL ESTIMATED PROJECT COST	\$14,448.70

This sum of \$14,448.70] assess against the lands and roads affected according to the attached Schedule of Assessments.

For the purpose of government grant, all lands assessed for the works are non-agricultural.

No assessment has been made for "Injuring Liability".

This report is being written prior to the installation of the facilities to be known as the Ariss Glen Drainage Works. It is understood that the Owners of the Development, and the Owner assessed for the full cost of construction of this Drainage Works, Ariss Glen Developments Limited, may wish to proceed with the construction of the said Drainage Works in advance of the passing of the necessary By-Laws under The Drainage Act, 1975.

It is noted that should this take place, any such construction shall be done at the expense of and at the risk of Ariss Glen Developments Limited, or their successors in title to the property.

Further, it is noted that, if the works is constructed prior to the passing of the necessary By-Laws, and if the whole works is constructed in accordance with the Plans and Specifications herein and so verified by myself or some other competent Professional Engineer, the whole works may become "The Ariss Glen Drainage Works" as covered by this report and shall have the full status of a Drainage Works under The Drainage Act, 1975, as if it has been constructed in due course under a By-Law based upon this report.

After construction, the Ariss Glen Drainage Works as outlined in this report shall be maintained in the following manner:

1) "A" Drain

The cost of any maintenance or repair work carried out upon the "A" Drain shall be shared equally between Lots 13, 14, 15, and 16 in the Plan of Subdivision.

2) "B" Drain

The cost of any maintenance or repair work carried out upon the "B" Drain shall be shared equally between Lots 19, 20, and 21 in the Plan of Subdivision.

3) "C" Drain

The cost of any maintenance or repair work carried out upon the "C" Drain shall be shared equally between Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, and 12 in the Plan of Subdivision.

4) "D" Drain

The cost of any maintenance or repair work carried out upon the "D" Drain shall be shared equally between Lots 3 and 4 in the Plan of Subdivision.

This Assessment is made in accordance with Section 38 of The Drainage Act, 1975.

All of which is respectfully submitted.




G. D. Gamsby, P. Eng.

GAMSBY AND MANNEROW LIMITED

Corporation of the Township of Guelph/Eramosa

Public Meeting under the Planning Act

MINUTES

Monday, November 12, 2007

7:00 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White, Councillors Doug Breen, John Scott and Reta Moyer.

Absent: Councillor Roger Knapp

Present from Staff: Clerk/CAO Janice Sheppard and Deputy Clerk Meaghen Reid.

1. The Mayor called the meeting to order at 7:00 p.m.
2. Township Zoning By-law 57/1999 Amendment Application, Related County Application: Draft Plan of Subdivision (23T-06002) 'Usher Creek Subdivision,' Wellington Road 86, Part of Lot 18, Concession 4, Former Township of Pilkington

Applicant: 2081862 Ontario Limited, Ashton Ridge Homes

Present: Linda Van Norman, Brian Van Norman, Larry Golds, Ron Seward, Ray Ussher, Chris Sims, Brian Kurtz, Sarah Wilhelm, Ron Brohman, R. Laird, C. Thum, John Wilson, Mary Wilson, Emily Wilson, Kevin Jans, Mark Bartlett, Lorna Follick, Daniella Zadro and Walter Zadro.

The Mayor announced that this is a Public Meeting under the *Planning Act* to hear comments from the public and to give consideration to the above noted proposal.

The Mayor requested all persons in attendance clearly print their full name, address and postal code on the attendance sheet being circulated.

The Clerk/CAO advised that the Notice of Public Meeting was mailed to residents within 120 metres of the property on Tuesday, October 16, 2007 and published in the Wellington Advertiser on Friday, October 26, 2007.

The Township Planner, Bernie Hermsen, MHBC Planning Limited – Township Planner discussed the zoning by-law amendment and draft plan of subdivision application with the assistance of a power point presentation. He discussed the location of the subject lands, the low density of the existing and proposed residential development, the current zoning of the subject lands, the proposed hazard zoning and the inclusion of the flood plain. The Township Planning also discussed lot sizes, the extension of Ariss Glen Drive, tree buffers, the existing Pilkington Street and its extension as a second means of access to the subject lands.

The Planner advised that the R. J. Burnside and Associates, Township Engineer, provided comments with concerns, which have been addressed. The Planner advised that the Public Works Department provided comments with concerns, which have been addressed. The Planner advised that the Conservation Authority provided comments, which stated that they had no objection to the application and did not object to the relocation of the municipal drain. The Planner advised that the school board had provided comments, which stated that they had no concerns. The County of Wellington Planning Department provided comments, which stated that they had no concerns with the application regarding the County Official Plan.

The Township Planner discussed parkland versus cash-in-lieu and the relocation of the municipal drain and the use of private services.

The agent for the applicant, Astrid Clos, addressed the extension of Ariss Glen Drive, the existing location of the municipal drain and the location for the relocated drain. Ms. Clos also addressed the location of the property within the hamlet of Ariss and the frontage of the lots within the application. Ms. Clos also discussed the various studies satisfying agency comments, stormwater management, enhancements to the municipal drain and the preference of the developer to provide cash-in-lieu rather than parkland.

The Mayor inquired if there were any persons present who wished to make an oral or written submission in support of the application. No one spoke in support of the application.

The Mayor then inquired if there were any persons present who wished to make oral or written submissions or ask questions objecting to the application.

Mr. Larry Golds, resident, discussed concerns with respect to the extension of Pilkington Street being narrower than Ariss Glen Drive and inquired about a three way stop.

The Township Planner noted the existing narrower right of way on Pilkington Street and stated that there would have to be a stop on Pilkington Street, possibly a three way stop.

Mrs. Linda Van Norman, resident, discussed concerns with respect to increased traffic flows at Pilkington Street, the lack of water restriction in the area, the potential for wells to run dry and the sulphur smell coming from her well currently. She also discussed the lack of policing of traffic in the area.

The Township Engineer noted that Ariss Glen Drive would not be extended to County Road 86. The Township Planner discussed the potential for traffic calming in the area. The Township Engineer discussed the hydro-geological studies done on the subject land and the findings limited impact on current groundwater. He discussed that a requirement could be included within the draft plan of subdivision for the developer to monitor water and well levels and the requirement that the developer pay for damage as a result of development. He

The Township Engineer indicated that grading would be addressed at a later date. The Township Planner indicated that the physical construction of the asphalt within the temporary turning circle will need to be addressed.

Mr. Brian Van Norman, resident, discussed the condition of Ariss Glen Drive at the present time and its inability to stand up to increased truck traffic.

The Township Planner indicated that road damage would be addressed within the subdivision agreement.

Mr. Kevin Jans, resident, inquired as to whether there would be culverts and new paving on the existing streets.

Mr. Chris Sims responded that the roads are paved and maintained by the Township. He noted that the developer would pay for any damage caused as a result of development but that the Township repairs and maintains the roads.

Mr. Bob Laird, resident, discussed the young children in the area and traffic concerns with respect to school buses and cars speeding along the road. He also discussed concerns regarding construction traffic, currently contaminated well water and concern about his sump pump having to run every 20 minutes.

Mr. Chris Sims stated that the water quality has been tested and there were some recommendations for improvement.

Mr. Laird discussed water lying on the south side of County Road 51 and swales that have not been addressed by the Public Works Department. He noted that he had called the Township a number of times.

Mr. Brian Van Norman discussed concerns with respect to the drain behind lots 10, 11 and 12 and that they are supposed to drain into a catch basin.

Mrs. Linda Van Norman noted that two sump pumps were required to build Mr. Laird's house.

Mr. Walter Zadro discussed the current elevation of the road and inquired as to whether top soil would be brought in to even out the road.

Mr. Sims indicated that the road elevation would be raised but that it would match the property line. He discussed the history of the municipal drain in Ariss.

Mr. Brian Van Norman questioned the change in grade and what would happen to houses bordering the large swale.

Mr. Sims indicated that in order to determine that he would need the final grading plan.

Mr. Brohman discussed the sharp bend at the end of Pilkington street.

discussed that water conservation features could be included within the new homes.

Mr. Chris Sims of Gamsby and Mannerow, consultant for the applicant, noted that this issue would be negotiated within the draft plan of subdivision.

Mrs. Linda Van Norman discussed concern about West Nile Virus related to ditches in the area.

The Mayor indicated that West Nile is addressed through the public health unit.

Mr. Walter Zadro, resident, inquired as to the depth at which water was tested within the studies.

Mr. Sims stated that the tests were conducted at 110 feet at one well and that another well was used to observe. He noted that the study pumped for 8 hours when all houses pumped at the same time and that 90% of 3.5 m of water was recovered in 10 minutes.

Mr. Mark Bartlett, resident, inquired about the time of year the studies were conducted on the groundwater in Ariss.

Mr. Chris Sims stated that the pump tests were conducted in June, when it was fairly dry during that time of year.

Mrs. Linda Van Norman inquired about the depth of the pipe in the well and noted that older homes have shallower wells.

Mr. Sims stated that the individual who completed the hydrogeological testing would be able to answer that question.

Mr. John Wilson, resident, inquired as to whether Pilkington Street was wide enough to handle increased traffic.

The Township Planner noted that there are roads of the same width in the Township, although some road right of ways are wider.

Mr. Brohman, resident, questioned why the unopened road allowance would not be used to connect to County Road 86 or Fourth Line.

Ms. Clos responded that the County does not want the subject property to have access onto the County Road.

Mr. Larry Golds noted that some properties in the area have access onto the County Road.

The Township Planner noted that properties with frontages facing onto the County Road would have access.

Mrs. Linda Van Norman discussed concerns regarding grading and culverts in front yards and the existing temporary turning circle.

Councillor Moyer inquired about the damage for increased traffic. Mr. Sims indicated that this would be a public road allowance, maintained by the Township.

Councillor Moyer inquired about the boulevards on either side of the road. Mr. Burns, Township Engineer, discussed the width of the road and the area beyond the shoulder.

Councillor Scott inquired about the parkland development within this application. The Mayor indicated that if the Township were to accept cash-in-lieu for the parkland that the funds would remain within the Parks and Recreation Department budget.

Mr. Laird, Mr. James and Mrs. Van Norman indicated that they would like to have the parkland within this development rather than cash-in-lieu.

Councillor Scott discussed the thickness of the asphalt and whether it was substandard for utilization.

The Township Engineer noted that a condition could be included within the subdivision agreement quantifying the road condition.

Mr. Laird stated that the road is tar and gravel and in need of repair.

The Mayor discussed the infrastructure deficit and the roads needs plan, which deals with roads in a priority manner in order to balance with taxes.

Councillor Scott questioned whether the drainage would result in standing water. Mr. Burns, Township Engineer, indicated that the system would be constructed to Township standards and that relocation of the drain would not alter upstream or downstream.

Councillor Breen inquired as to whether this development would help the overall drainage. Mr. Burns, Township Engineer, indicated that it would convey rainwater better than before but it may not help drop the water table.

Mr. Brohman asked who was responsible for maintaining the drain. The Clerk responded that the drain, according to the Act, would be rated according to the original drainage report and that the percentage would not change. Mr. Sims noted that it would depend on how to build the drain, whether the Township or the developer would do this and whether the assessment would be updated.

Mr. Golds asked about school buses for the new development. Councillor Breen indicated that the school buses would be under the jurisdiction of the school board.

3. The Mayor advised that the Public Meeting is now concluded at 8:35p.m.

Chris White, Mayor

Janice Sheppard, Clerk/CAO

Ussher Development Q+A

Communication and Contact Information

Who at the township will be the contact person during the construction?

Residents can call the Public Works Department at 519-856-9596 and ask for Loretta Vince at extension 120 to register any questions. Via email, the contact is lvince@get.on.ca. Township staff will confirm answers with the appropriate people and return calls and emails in one business day.

Access and Roads

Is Pilkington Street being used by construction vehicles to access the development for just the pre-service construction phase or is Pilkington also to be the main entrance when the development is complete?

Would Pilkington be a safer choice than Ariss Glenn for the exit onto County Road 51?

The Zoning By-law Amendment Planning report from December 2007 states that as none of the proposed lots front onto Pilkington St., this street will be used as secondary access, while Ariss Glen Dr. will be the primary access. Both streets will contain traffic control signs, and given the limited volume of traffic and the lack of technical concerns there is no need to restrict traffic to either road.

During construction, what restrictions are there for the level of noise, dust control, e.g. wetting areas to keep dust to a minimum, and hours of operation?

The noise control by-law prohibits construction activity between 7 pm and 7 am, Monday to Saturday and all day Sunday. All equipment must be in good working order and not modified in a way that increases the noise produced.

The developer also has to regularly dispose of all construction refuse and debris in an orderly and sanitary fashion; in the event the Owner fails to do so within forty-eight (48) hours after having received a written request from the Township to do so, the Township may, without further notice, undertake such removal and disposition at the developers cost.

What changes will be made to Ariss Glen Drive and existing driveways?

The proposed pre-servicing agreement between the developer and the Township requires the road to be reconstructed, paved and driveway aprons reconstructed (repaved or rebricked) to match the new road surface.

Water, Drainage and Fill

Will the water level or quality change as a result of the development?

Precautions have been taken, based on hydrogeological studies, to prevent negative impacts to existing wells. Surrounding residents were asked to participate in a well monitoring program to further establish water levels in their specific wells. The well monitoring program is scheduled to begin next week. As with any development, if there are issues, these should be reported to the Township and they will be investigated promptly.

Will the new development drain water onto other properties?

No. Part of the approval process for any new subdivision is a grading plan. This plan manages the flow of water in the development. It is not permitted for one development to drain water onto an adjacent property.

Once the Kurtz drain is moved, will it be monitored next spring to ensure that it is flowing properly and who would do this?

Yes. The Township Drainage Superintendent is responsible for monitoring the successful operation of municipal drains in Guelph Eramosa. Concerns should be addressed to Loretta Vince at extension 120. Via email, the contact is lvince@get.on.ca

Who will repair the damage if there is flooding as a result of the development or the changes that have been made to the Kurtz drain?

The grading and drainage have been designed to handle regional storm events. The developer provides financial securities to the Township to remedy problems. It is important to note that the drain work was designed by professional engineers, reviewed by other engineers and also reviewed and approved by the Grand River Conservation Authority (GRCA). Overland flooding is a risk in any location near water.

Is the fill being brought in being tested and how is that monitored?

The Township has a site alteration bylaw that regulates the placement of fill on a property where that fill comes from an offsite location. The bylaw requires that public safety and nuisances, such as dust suppression or the like on abutting properties and/or roads have been addressed and that there is no detrimental effect on the natural environment of the area, including preservation of existing trees. The municipality's bylaw enforcement officer must be

satisfied that the land will be rehabilitated to the same or better condition that it was prior to the site alteration.

What other safeguards are in place?

The pre-servicing and subdivision agreements require the applicant to satisfy a number of conditions, including:

- Posting sufficient securities with the Township of Guelph/Eramosa to ensure completion of the project.
- Maintaining \$5M of liability insurance throughout the duration of the project
- Providing reports on stormwater management, erosion control, tree preservation and watercourse protection as well as a grading plan for all lots in the subdivision.

Does the Township have a regular program to maintain ditches?

There is an annual ditch maintenance program. Cleaning of ditches is done on a priority and as needed basis. Residents should direct concerns to Loretta Vince, Public Works at 519-856-9592 ext 120 or lvince@get.on.ca .

Trees

Concern for existing trees along the edge of the new and old property. Several large native burr oaks and maples. Would hope that care is taken to do as little damage to the root systems as possible. These oaks are old and need to be preserved. They take a long time to grow.

Tree protection is included as part of the site alteration by-law (referenced in the pre-servicing agreement) and also in the subdivision agreement.

Parks and Recreation

Where is the park being located? Will Ariss Glenn residents have access to it?

The park will be located at the corner of Ariss Glen Drive and Pilkington Street and everyone in the area will have access to it. The re-aligned Kurtz municipal drain will run through the centre of the park block. The park will be adjacent to the Kissing Bridge trail and will have footbridge access to the trail.

