

January 31, 2025
32191-23

Mike Hasson
5668 Highway 6
Guelph, Ontario
N1H 6J2

**Re: Stormwater Management Brief
Proposed Gravel Trailer Storage Area
5668 Highway 6
Township of Guelph Eramosa**

1.0 Introduction

Van Harten Surveying Inc. (Van Harten) is pleased to submit this Stormwater Management Brief in support of the proposed gravel trailer storage area located at 5668 Highway 6 in the Township of Guelph Eramosa.

The purpose of this Stormwater Management Brief is to outline the existing and proposed site conditions and discuss the stormwater drainage characteristics of the proposed gravel trailer storage area.

2.0 Existing Conditions

The property encompasses an area of approximately 18.46 ha and is comprised primarily of agricultural lands with farm accessory buildings and a residential dwelling. The development area included in this brief is comprised of a 0.22 ha gravel area covering approximately 1.2 percent of the property. It should be noted that the gravel area was constructed in 2019 to act as a truck turnaround to support daily farming operations.

There is an existing manmade pond and wetland feature along the northern extents of the property which are regulated by the Grand River Conservation Authority. Per email correspondence with the Grand River Conservation Authority a 15m setback is required from the pond and wetland feature.

3.0 Proposed Conditions

The proposal for this application is to rezone the existing gravel turnaround so that trailers can be stored within the gravel turnaround during the winter months when the turnaround is not required to support farming operation. Minor changes are proposed within the 15m pond and wetland setback to reinstate the area to landscaping; however, the general intent of this application is to match existing conditions wherever possible.

4.0 Drainage Patterns

4.1 Existing Drainage Patterns

The existing gravel turnaround is a topographic low in relation to the agricultural lands to the south and all runoff from the turnaround is contained on the property and is directed north towards the pond and wetland feature per review of the topographic survey. The existing gravel turnaround has a total topographic relief of approximately 1.1m and the existing slopes vary from 1.7 to 2.6 percent.

Van Harten complete a site visit on July 12, 2024 to review the existing conditions of the gravel turnaround. During the site visit the gravel turnaround was determined to be in very good condition with no signs of washouts and/or riling were encountered.

4.2 Proposed Drainage Patterns

A proposed Site Grading Plan has been prepared and can be referenced in Attachment A. The overall intent of the grading plan was to mimic the existing drainage conditions and match existing grades wherever possible, as the only change being proposed is to re-establish a landscape strip within the 15m pond setback. Therefore, the proposed drainage patterns will remain consistent with the existing conditions drainage patterns and direct all stormwater runoff north towards the pond and wetland feature.

5.0 Closure

The completed Stormwater Management Brief is specific to the subject property based on our knowledge of the proposed development. Please contact our office if you have any questions or require further consultation.

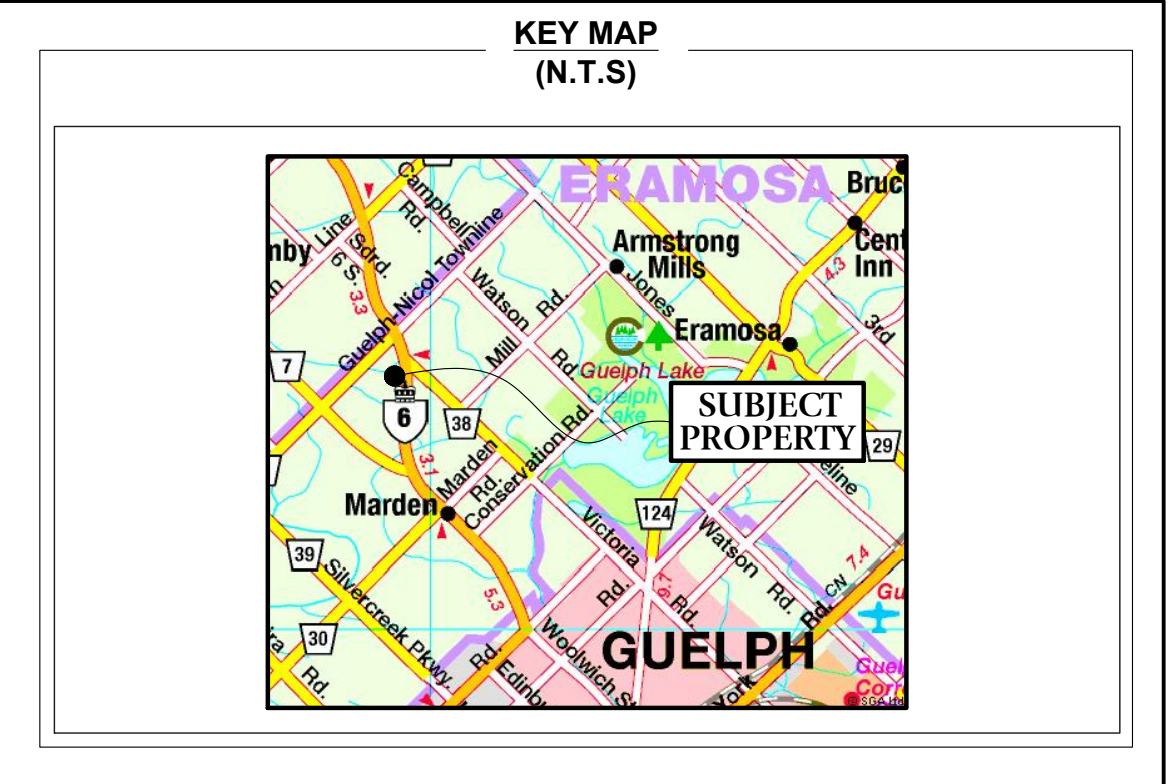
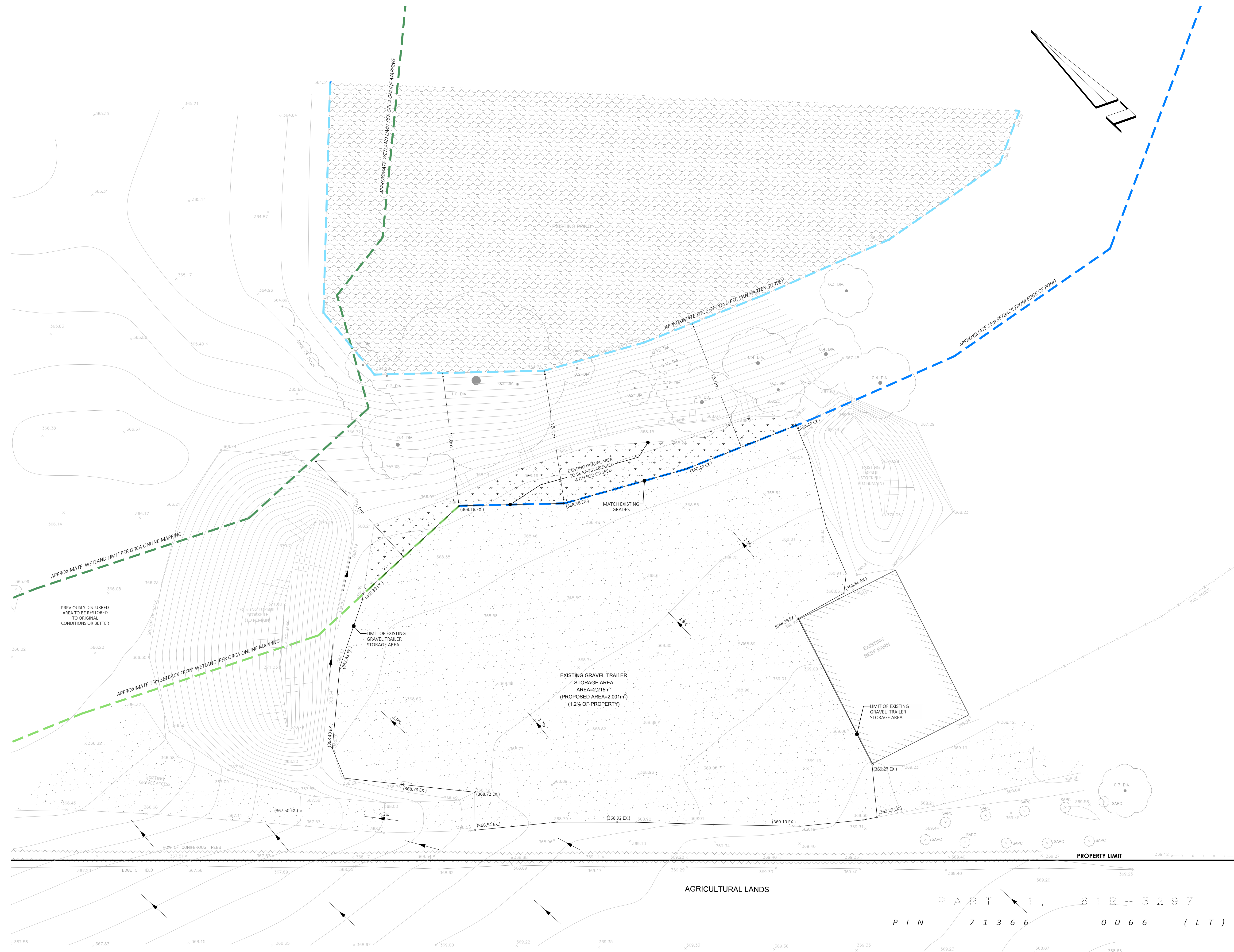
Van Harten Surveying Inc.



Brett Pond, P.Eng.
Engineer

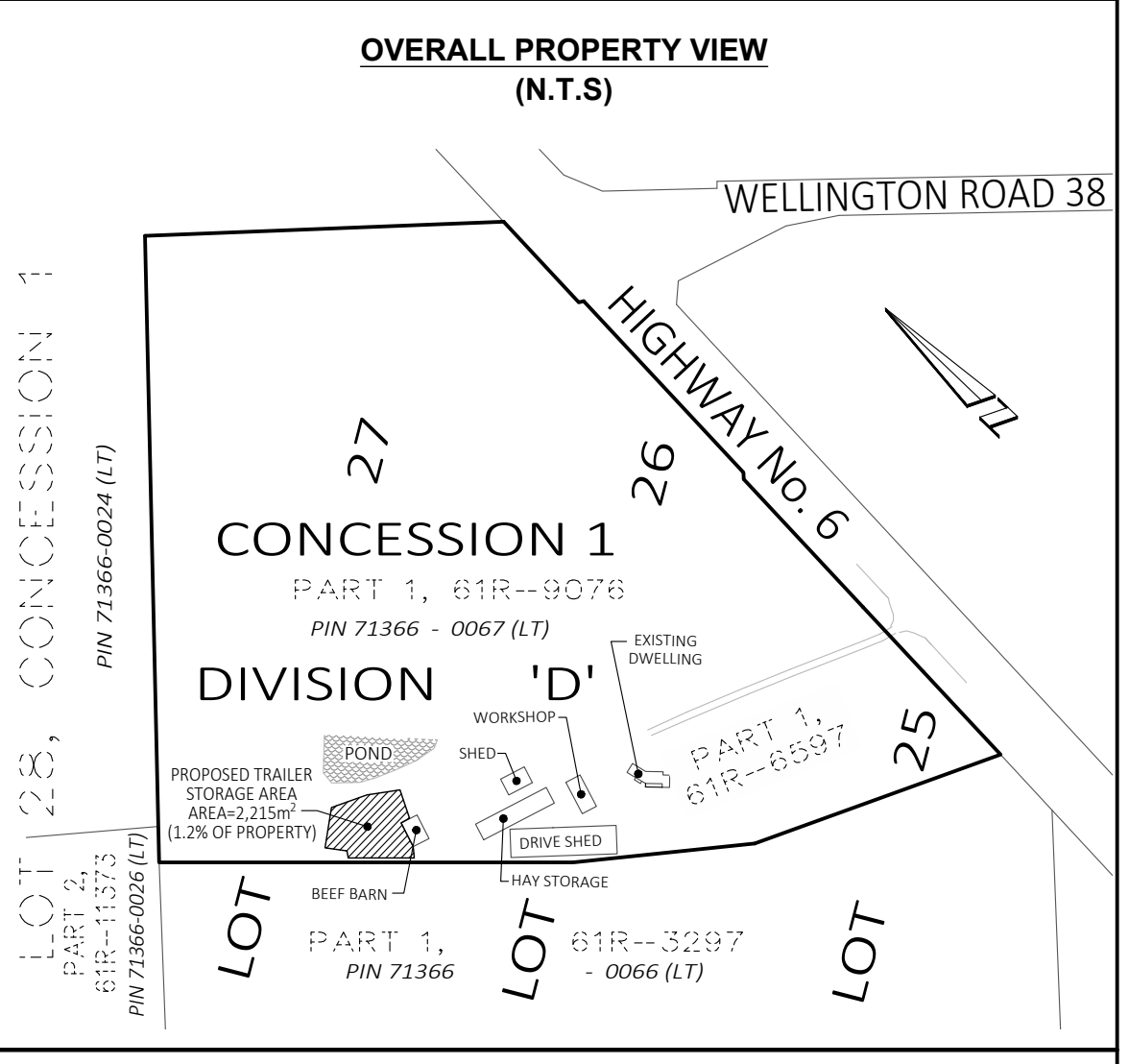
Encl. Attachment A – Site Grading Plan

ATTACHMENT A
SITE GRADING PLAN



LEGEND:

| | |
|---|--------------------------------|
| x(369.19 EX) - MATCH EX. ELEVATION VAN HARTEN SURVEYING INC. | [Hatched pattern] - EX. GRAVEL |
| x 368.28 - EXISTING ELEVATIONS VAN HARTEN SURVEYING INC. | [Wavy pattern] - EX. POND |
| [Diagonal lines] - EX. SLOPE | [Dotted pattern] - PROP. GRASS |
| [Arrow] - DIRECTION OF FLOW | [Circle with cross] - EX. TREE |
| [Wavy line] - EX. TREELINE | |
| [Blue dashed line] - APPROXIMATE EDGE OF POND PER VAN HARTEN SURVEY | |
| [Thick blue dashed line] - APPROXIMATE 15m EDGE OF POND SETBACK PER VAN HARTEN SURVEY | |
| [Green dashed line] - APPROXIMATE WETLAND LIMIT PER GRCA ONLINE MAPPING | |
| [Thick green dashed line] - APPROXIMATE 15m WETLAND SETBACK PER GRCA ONLINE MAPPING | |



GRADING PLAN FOR:
PROPOSED TRAILER STORAGE AREA
5668 HIGHWAY 6
GEOGRAPHIC TOWNSHIP OF GUELPH
TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON

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| 0 | ISSUED FOR 1st SUBMISSION (ZBA) | BP | JAN 31, 2025 |
| NO. | REVISION | BY | DATE |
| DRAWING REVISION SCHEDULE | | | |
| PREPARED FOR: MIKE AND GARY HASSON | | | |
| PROJECT No. 32191-23 | | | |
| DRAWING SCALE 1 : 200 | | | |

CAUTION:
 - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
 - SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
 - THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
 - THIS SKETCH IS PROTECTED BY COPYRIGHT.

Van Harten
LAND SURVEYORS - ENGINEERS

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DRAWN BY: C.E. DESIGNED BY: B.P. CHECKED BY: K.C.

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AGRICULTURAL LANDS