

June 9th, 2022

P.N. 20-11601B

Via: Email: (jmorgan@morganplanning.ca)

Mr. Josh Morgan, RPP
MORGAN Planning and Development Inc.

**Reference: 600 Sundial Drive, City of Orillia
ZBA & OPA Public Concerns
Drainage & Storm Water Management**

We have taken the opportunity to review public concerns related to drainage and storm water management for the subject site and offer the following:

- Drainage from the site is conveyed via the Lacie Street west-roadside ditch and southward to a culvert near Goldie Drive and Hughes Road. In the post development condition, this drainage pattern will be maintained. No storm water from 600 Sundial is discharging to the North Lake Village (NLV) development.
- As a requirement at the Site Plan Approval stage, post development peak flows must be controlled and released from the site at pre-development levels. This is a requirement for all development in the City of Orillia and this ensures there is no impact on the receiving roadside ditch conveyance system. For this site the use of parking lot storage and superpipe storage are some of the quantity control strategies that will be implemented. A pond is not required or recommended since the contributing drainage area is not large enough to support the functioning of a pond.
- Based on our review of the public comments, it appears there is an underlying problem with high ground water on the NLV property. These comments are erroneous and not applicable to the 600 Sundial property as the 600 Sundial site sits approximately 10m or 30 feet above the NLV property. Based on our review of the current geotechnical studies completed groundwater is not a concern, however, a hydrological study will be completed at the detailed design stage for Site Plan Approval to confirm ground water conditions prior to development.

Sincerely,
PINESTONE ENGINEERING LTD.



Joe Voisin, P.Eng.