



2021-09-10

David Sud  
Westlane Development Group Ltd  
2 Farr Avenue  
Sharon, Ontario  
L0G 1V0

**Subject: Response to LSRCA Comments on Updated Hydrogeological Assessment and Water Balance Study - 226 Brock Street East, Uxbridge, Ontario**

Dear David,

The Lake Simcoe Conservation Authority (LSRCA) has provided comments on the Updated Hydrogeological Assessment and Water Balance Study for the development at 226 Brock Street East in Uxbridge, Ontario as prepared by WSP Canada Inc. (WSP) on March 17, 2021. LSRCA Comments were also received on the Stormwater Management Report prepared by now IBI Group in March 2021.

WSP have reviewed the comments received from LSRCA and have provided responses to be included in the detailed response matrix being prepared on your behalf by IBI Group. WSP observes that the majority of the comments related to the work being led by IBI Group.

WSP has been consulted by IBI Group as they addressed the LSRCA comments and have reviewed the updated Site Servicing Plan, Pre Development Drainage Area Plan, and Post Development Drainage Area Plan with the versions that were presented in Appendix G of our March 2021 report. The updated figures are attached. WSP observes that revisions to these drawings are minor and do not affect the conclusions of our report from March, 2021. We do not feel that there is a requirement to issue a revised report at this time.

Thank you for the opportunity to conduct this work on your behalf. We trust that this information is sufficient for your current needs. Please contact us if you have any questions information.

Yours truly,

Lloyd Lemon, M.Sc., P.Geo.  
Senior Project Geoscientist,  
Earth and Environment

LAL/lal  
Encl.  
WSP ref.: 181-06778-00 100

*H:\Proj\18\181-06778-01\Water Balance Update\Wp\LAL-L 181-06678-01 Response to LSRCA Comments Sept 2021.docx*

Unit 2  
126 Don Hillcock Drive  
Aurora, ON, Canada L4G 0G9

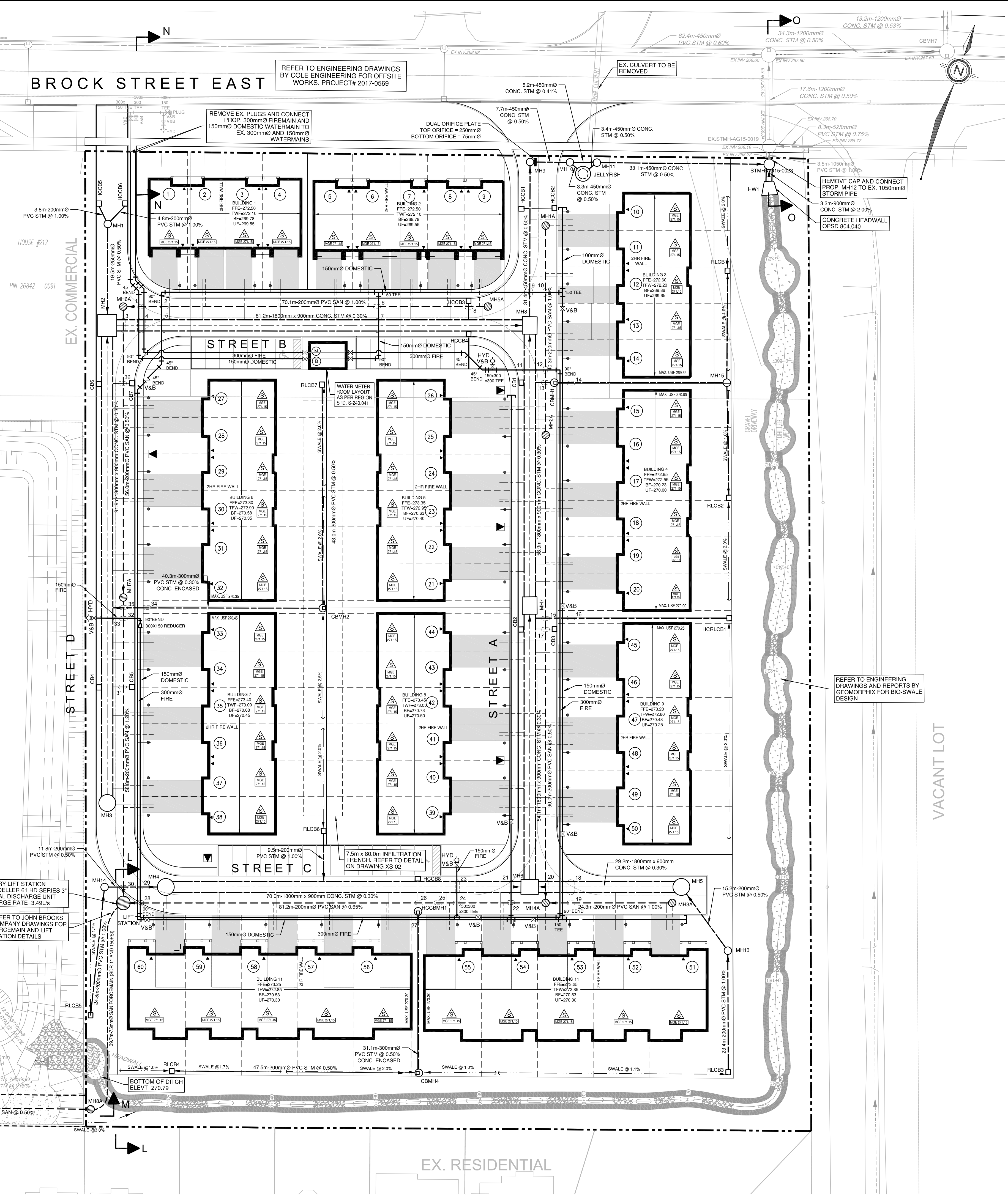
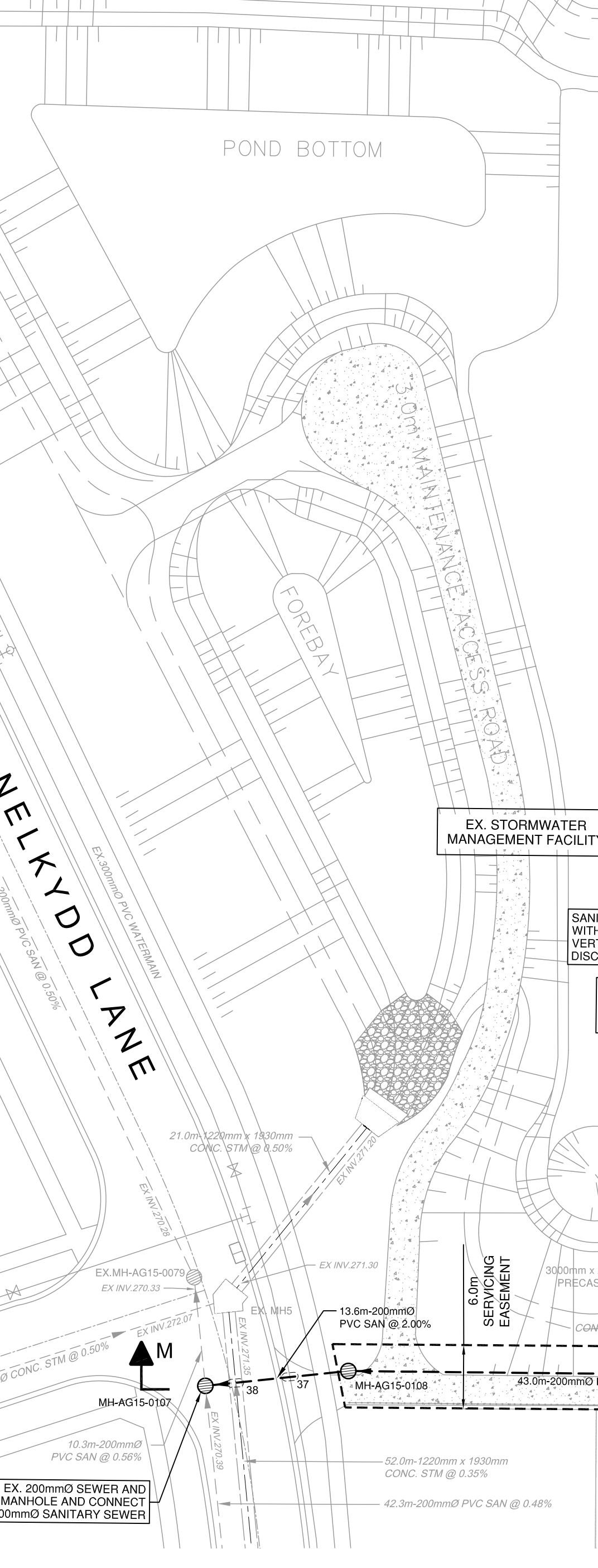
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wsp.com

SANITARY SEWER STRUCTURE INVENTORY						
MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS	
LFT	2400mm	701.013	401.010	272.50	N 266.90 (200mm) E 266.90 (200mm) SW 266.70 (75mm)	
MH-AG15-0107	1200mm	701.010	401.010	274.61	NE 270.48 (200mm) SE 270.39 (200mm) NW 270.29 (200mm)	
MH-AG15-0108	1200mm	701.010	401.010	274.82	E 270.81 (200mm) SW 270.75 (200mm)	
MH1A	1200mm	701.010	401.010	271.32	S 268.40 (200mm)	
MH2A	1200mm	701.010	401.010	271.58	N 268.00 (200mm) E 268.28 (200mm) S 267.97 (200mm)	
MH3A	1200mm	701.010	401.010	272.40	W 268.52 (200mm)	
MH4A	1200mm	701.010	401.010	272.32	N 267.52 (200mm) E 268.28 (200mm) W 267.43 (200mm)	
MH5A	1200mm	701.010	401.010	271.81	W 268.70 (200mm)	
MH6A	1200mm	701.010	401.010	271.74	E 268.00 (200mm) S 267.91 (200mm)	
MH7A	1200mm	701.010	401.010	272.02	N 267.63 (200mm) S 267.60 (200mm)	

CATCHBASIN STRUCTURE INVENTORY				
CB #	CB STD.	FRAME OPSD	TOP ELEV.	INVERTS
CB1	705.010	400.030	271.47	270.07 (200mm)
CB2	705.010	400.030	271.83	270.43 (200mm)
CB3	705.010	400.030	271.83	270.43 (200mm)
CB4	705.010	400.030	272.07	270.43 (200mm)
CB5	705.010	400.030	272.07	270.67 (250mm)
CB6	705.010	400.030	271.78	270.38 (200mm)
CB7	705.010	400.030	271.78	270.38 (200mm)
HCCB1	705.010	STEPCON 5101	271.27	269.87 (75mm)
HCCB2	705.010	STEPCON 5101	271.27	269.87 (200mm)
HCCB3	705.010	STEPCON 5101	271.26	269.86 (200mm)
HCCB4	705.010	STEPCON 5101	271.26	269.86 (200mm)
HCCB5	705.010	STEPCON 5101	271.62	270.22 (200mm)
HCCB6	705.010	STEPCON 5101	271.62	270.22 (200mm)
HCCB8	705.010	STEPCON 5101	272.18	270.76 (200mm)
HCLCB1	705.010	STEPCON 5101	271.61	270.41 (300mm)
RLCB1	705.010	400.030	271.24	270.40 (200mm)
RLCB2	705.010	400.030	271.24	270.25 (200mm)
RLCB3	705.010	400.030	271.45	270.65 (200mm)
RLCB4	705.010	400.030	271.95	271.00 (200mm)
RLCB5	705.010	400.030	272.37	271.29 (200mm)
RLCB6	705.010	400.030	272.43	271.03 (200mm)
RLCB7	705.010	400.030	272.03	270.83 (200mm)

PIPE CROSSING INFORMATION		
NO.	DESCRIPTION	REF. DRAWING
1	WM BOT 286.73 SAN TOP 286.23	1
2	WM BOT 286.78 SAN TOP 286.28	1
3	STM BOT 286.53 SAN TOP 286.03	1
4	STM BOT 286.52 SAN TOP 286.02	1
5	STM BOT 286.51 SAN TOP 286.01	1
6	STM BOT 286.49 SAN TOP 285.99	1
7	STM BOT 286.39 SAN TOP 285.89	1
8	STM BOT 286.38 SAN TOP 285.88	1
9	STM BOT 286.37 SAN TOP 285.87	1
10	WM BOT 286.27 SAN TOP 285.77	1
11	WM BOT 286.26 SAN TOP 285.76	1
12	WM BOT 286.25 SAN TOP 285.75	1
13	STM BOT 286.19 SAN TOP 285.69	1
14	STM BOT 286.18 SAN TOP 285.68	1
15	STM BOT 286.17 SAN TOP 285.67	1
16	STM BOT 286.16 SAN TOP 285.66	1
17	STM BOT 286.15 SAN TOP 285.65	1
18	WM BOT 286.05 SAN TOP 285.55	1
19	WM BOT 286.04 SAN TOP 285.54	1
20	WM BOT 286.03 SAN TOP 285.53	1
21	STM BOT 285.93 SAN TOP 285.43	1
22	STM BOT 285.92 SAN TOP 285.42	1
23	STM BOT 285.91 SAN TOP 285.41	1
24	WM BOT 285.81 SAN TOP 285.31	1
25	STM BOT 285.71 SAN TOP 285.21	1
26	STM BOT 285.70 SAN TOP 285.20	1
27	STM BOT 285.69 SAN TOP 285.19	1
28	STM BOT 285.68 SAN TOP 285.18	1
29	STM BOT 285.67 SAN TOP 285.17	1
30	STM BOT 285.66 SAN TOP 285.16	1
31	STM BOT 285.65 SAN TOP 285.15	1
32	STM BOT 285.64 SAN TOP 285.14	1
33	STM BOT 285.63 SAN TOP 285.13	1
34	STM BOT 285.62 SAN TOP 285.12	1
35	STM BOT 285.61 SAN TOP 285.11	1
36	STM BOT 285.60 SAN TOP 285.10	1
37	WM BOT 285.50 SAN TOP 285.00	1
38	STM BOT 285.40 SAN TOP 284.90	1

STORM SEWER STRUCTURE INVENTORY						
MH #	MH DIAMETER	MH OPSD	FRAME OPSD	TOP ELEV.	INVERTS	
CBMH1	1200mm	701.010	400.030	271.47	E 269.83 (200mm) W 269.80 (250mm)	
CBMH2	1200mm	701.010	400.030	272.21	N 270.82 (200mm) W 270.53 (300mm)	
CBMH4	1200mm	701.010	400.030	271.82	W 270.76 (200mm) N 270.65 (300mm)	
HCCBMH1	1200mm	701.010	STEPCON 5101	272.18	S 270.50 (300mm) N 270.71 (200mm)	
JELLYFISH	2400mm	701.013	JF8-8	271.54	NE 269.12 (450mm) W 269.29 (450mm)	
MH2	2400mm X 2900mm	N/A	401.010	271.76	S 270.08 (1800mm X 900mm) N 269.97 (250mm)	
MH3	3000mm	701.014	401.010	272.22	N 270.36 (1800mm X 900mm)	
MH4	3000mm	701.014	401.010	272.42	W 270.89 (200mm) E 270.34 (1800mm X 900mm)	
MH5	3000mm	701.014	401.010	272.43	SE 270.28 (200mm) W 270.22 (1800mm X 900mm)	
MH6	2400mm X 2900mm	N/A	401.010	272.28	W 270.13 (1800mm X 900mm) E 270.13 (1800mm X 900mm) N 270.04 (1800mm X 900mm)	
MH7	2400mm X 2900mm	N/A	401.010	271.83	S 269.88 (1800mm X 900mm) E 269.81 (450mm)	
MH8	2400mm X 2900mm	N/A	401.010	271.42	S 269.69 (1800mm X 900mm) W 269.75 (1800mm X 900mm) N 269.66 (450mm)	
MH9	1200mm	701.010	401.010	271.40	S 269.37 (450mm) E 269.98 (450mm) E 269.31 (450mm)	
MH10	1200mm	701.010	401.010	271.54	W 269.96 (450mm) E 269.06 (450mm) SW 269.14 (450mm)	
MH11	1200mm	701.010	401.010	271.35	S 270.41 (200mm) NW 270.35 (200mm)	
MH13	1200mm	701.010	401.010	272.69	S 271.04 (200mm) E 270.95 (200mm)	
MH14	1200mm	701.010	401.010	272.46	N 270.18 (200mm) S 270.03 (200mm) W 269.89 (450mm) N 268.22 (1050mm)	
MH15	1200mm	701.010	401.010	271.46	S 269.03 (900mm) E 269.01 (450mm) N 268.22 (1050mm)	
STMH-AG15-0023	1800mm	701.012	401.010	271.39	S 269.03 (900mm) E 269.01 (450mm) N 268.22 (1050mm)	



**LOCATION PLAN**  
N.T.S.

**LEGEND**

- PROPERTY LINE
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OGS
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED VALVE AND BOX
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMSE CONNECTION
- SUMP PUMP
- LOT NUMBER
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED WATER METER
- HYDRO TRANSFORMER
- SUMP PUMP
- MINIMUM GOOSE NECK ELEVATION

**LIST OF DRAWINGS**

- SG-01 - SITE GRADING PLAN
- SS-01 - SITE SERVICING PLAN
- XS-01 - CROSS SECTIONS
- XS-02 - CROSS SECTIONS
- EC-01 - EROSION CONTROL PLAN - PHASE 1
- EC-02 - EROSION CONTROL PLAN - PHASE 2
- EC-03 - EROSION CONTROL PLAN - PHASE 3
- EC-04 - EROSION CONTROL DETAILS
- DD-01 - DETAILS
- DD-02 - DETAILS

NO.	REVISION	DATE	BY
4	ISSUED FOR SITE PLAN APPROVAL	SEP 03, 2021	LMV
4	ISSUED FOR SITE PLAN APPROVAL	MAR 19, 2021	PS
3	RE-ISSUED FOR ZONING APPROVAL	MAR 15, 2019	LMV
2	ISSUED FOR COORDINATION	SEPT 5, 2018	TVL
1	ISSUED FOR ZONING APPROVAL	AUG 10, 2018	LMV

**PIPE CROSSING INFORMATION**

WHEN REQUIRED: RETAIL VERTICAL SEWER BY WATERMAIN TO SHARED L&V VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWER

**NOTE:**

- ALL UNITS TO BE EQUIPPED WITH PRESSURE REDUCING VALVES.
- ALL HYDRANTS TO HAVE 150mmØ SERVICES LEADS.

**EX STORMWATER MANAGEMENT FACILITY**

**SANITARY LIFT STATION WITH ZOLLER® 61 HD SERIES 3" VERTICAL DISCHARGE UNIT DISCHARGE RATE=3.49L/s**

**REFER TO JOHN BROOKS COMPANY DRAWINGS FOR FORCEMAIN AND LIFT STATION DETAILS**

**REFER TO ENGINEERING DRAWINGS AND REPORTS BY GEOMORPHIX FOR BIO-SWALE DESIGN**

**REFER TO ENGINEERING DRAWINGS BY COLE ENGINEERING FOR OFFSITE WORKS. PROJECT# 2017-0569**

**REFER TO JOHN BROOKS COMPANY DRAWINGS FOR FORCEMAIN AND LIFT STATION DETAILS**

**CUT INTO EX. 200mmØ SEWER AND INSTALL MH15A MANHOLE AND CONNECT PROP. 200mmØ SANITARY SEWER**

**IBI GROUP**  
Unit 300 - 8133 Warden Avenue  
Markham ON L6G 1B3 Canada  
tel 905 763 2322 fax 905 763 9983  
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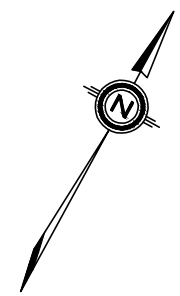
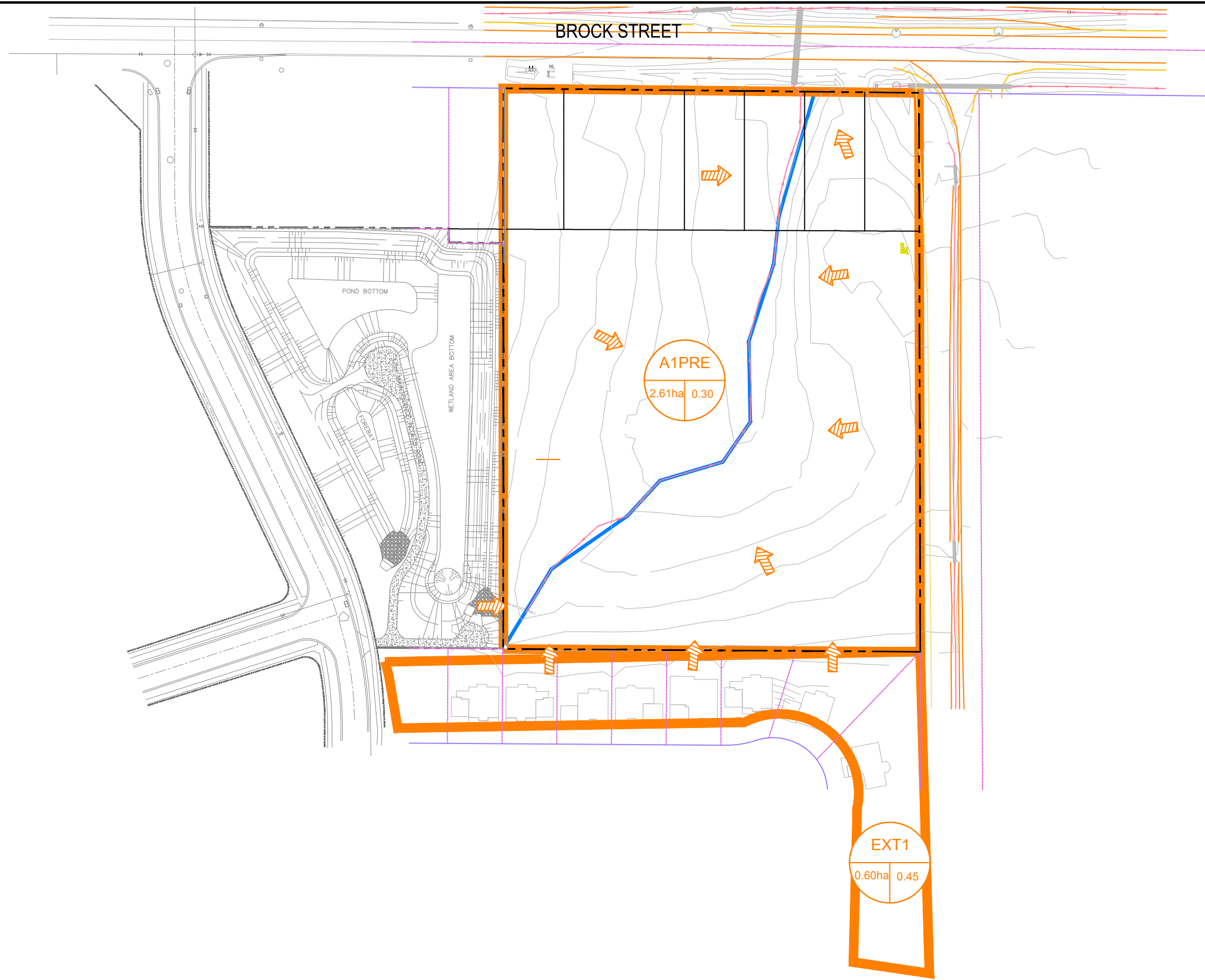
**DESIGNED BY:** LMV **DATE:** JUNE 2018 **CHECKED BY:** JL

**DRAWN BY:** LMV **PROJECT No.:** 2018-0302 **DRAWING No.:** SS-01

**SCALE:** 1:400

0 5.0m 10.0m 15.0m 20.0m 25.0m

\\2018-0302\100\_Technical\Drawings\2021\Figures\2018-0302-SFR-DAP1-DAP2.dwg (DAP-01)



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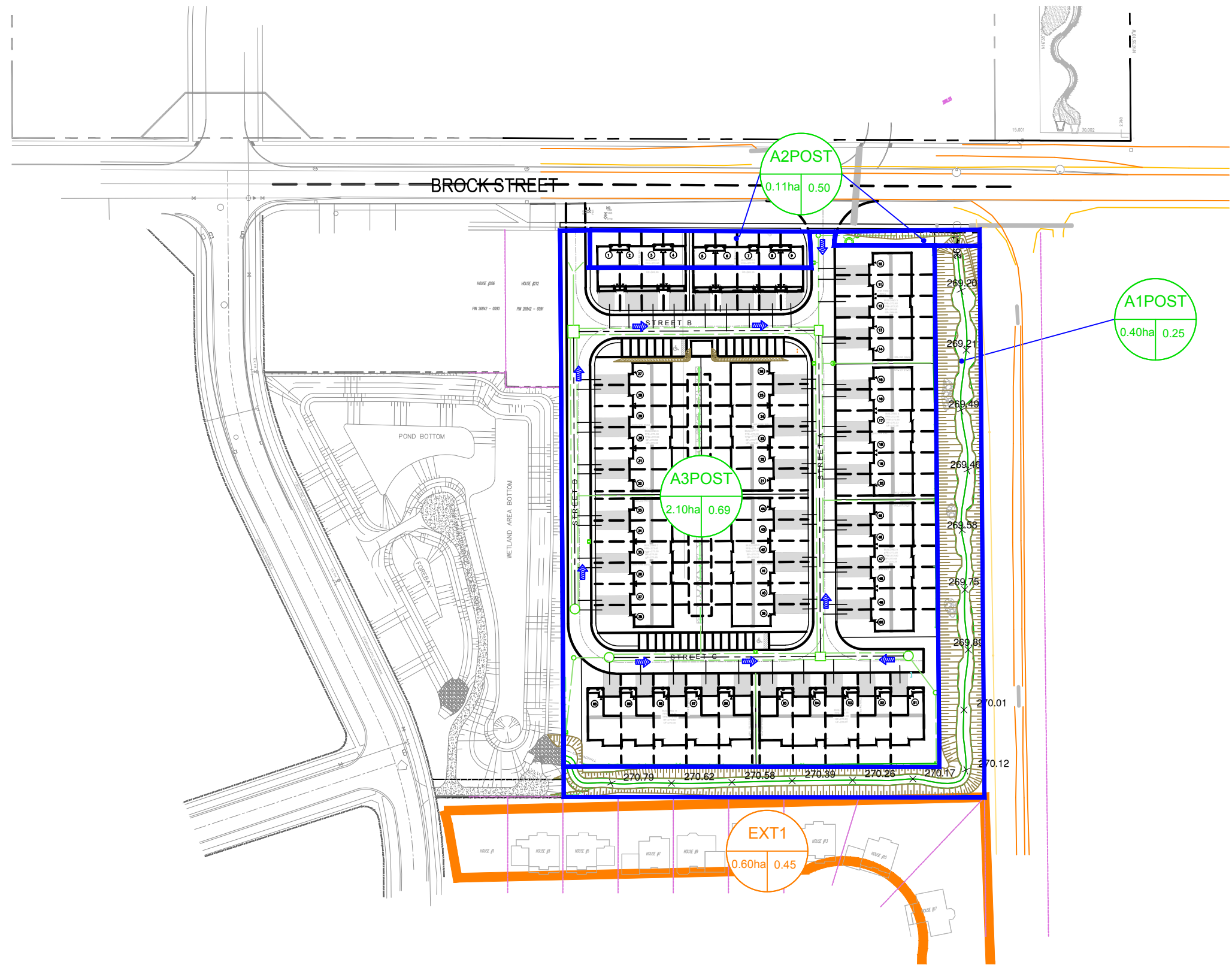
**LEGEND**

- PROPERTY LINE
- EXISTING STORM DRAINAGE AREA BOUNDARY
- EXISTING OVERLAND FLOW DIRECTION



**PRE DEVELOPMENT DRAINAGE AREA PLAN**  
 WESTLANE DEVELOPMENTS LTD.  
 SOUTH BROCK STREET DEVELOPMENT  
 TOWN OF UXBRIDGE  
 REGIONAL MUNICIPALITY OF DURHAM

DATE: JANUARY 2021	PROJECT No.: 2018-0302
SCALE: 1:1500	FIGURE No.: DAP-1



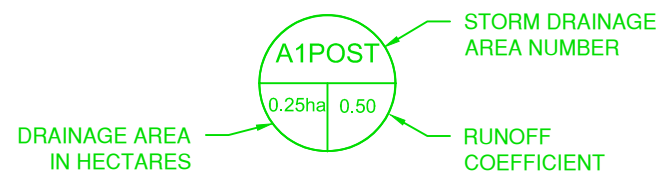
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**LEGEND**

- PROPERTY LINE
- PROPOSED STORM DRAINAGE AREA BOUNDARY
- ➔ PROPOSED OVERLAND FLOW DIRECTION



**POST DEVELOPMENT DRAINAGE AREA PLAN**

WESTLANE DEVELOPMENTS LTD.  
 SOUTH BROCK STREET DEVELOPMENT  
 TOWN OF UXBRIDGE  
 REGIONAL MUNICIPALITY OF DURHAM

DATE: JANUARY 2021	PROJECT No.: 2018-0302
SCALE: 1:1500	FIGURE No.: DAP-2