



21 July 2025

Kenneth Melanson, BA, RPP, MCIP
 Director of Development Services
 Township of Southgate
 185667 Grey County Road 9, Dundalk, ON N0C 1B0

RE: BWDSB Site Plan Approval – Comment Response Matrix
Township File No.: SP2-25
OUR FILE: 24365A

This letter is intended to address all comments received from the Township of Southgate and other commenting authorities on the first Site Plan Approval submission. Please do not hesitate to contact MHBC if you have any questions or concerns regarding any of the responses below.

	County of Grey 25 March 2025		
#	Comment	Responder	Comment Response
1.	Please note that County staff have reviewed Site Plan Approval application SP2-25 Dundalk North Village Two Inc. - c/o Shakir Rehmatullah. The proposed application seeks to facilitate the development of a three-story elementary school.	MHBC	Acknowledged.
2.	Previous detailed County comments were provided for related consent file, B8-24. Since the time of providing those comments, County staff have had further discussion with the applicants and the Township.	MHBC	Acknowledged.
3.	Based on those discussions, County planning and legal staff are currently in the process of developing: 1. A land transfer agreement, to convey small portions of the County's Rail Trail lands to the Township (as shown in the approved draft plan for	MHBC	Acknowledged. Acknowledged. It is the Applicant's understanding that all transfer agreements between the Township and County have been signed. The Site Plan Agreement remains outstanding and will be addressed as part of the process of this active application

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	the Glenelg Phase 3 Subdivision), to facilitate the construction of a road crossing, for construction and future public access to the school site; and 2. A temporary access agreement, to permit limited access to the rail trail for the purposes of conducting surveys (etc.) required to facilitate transfer of these lands.		
4.	County staff would advise that prior to further access and/or construction on or around the County's Rail Trail, the legal transfer of the rail trail crossings to Southgate must be registered at the Land Registry Office of Grey. If earlier access and/or construction on or around the County's Rail Trail must occur prior to the legal transfer of the lands to Southgate, the developer must enter into a further agreement with the County to outline the terms of the permission required, to the satisfaction of the County.	MHBC	Acknowledged.
5.	County staff will continue to engage with the Township and applicants on the above agreements and land conveyance, and have no further comments at this time.	MHBC	Acknowledged.
6.	Please note, a paper copy will not be provided unless requested.	MHBC	Acknowledged.

	Grand River Conservation Authority (GRCA) 31 March 2025		
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7.	GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding	MHBC	Acknowledged.

	Grand River Conservation Authority (GRCA) 31 March 2025		
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	natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the <i>Planning Act</i> as per our CA Board approved policies.		
8.	The proposed school site plan location does not contain any features regulated by the GRCA. A copy of our resource mapping is attached for reference. However, we understand the stormwater management for the school site is proposed to outlet to a stormwater management pond within the Glenelg Phase 3 subdivision.	Crozier	Stormwater modeling files were issued for Glenelg Phase 3A to the GRCA on April 29 th with the full detailed design package issued for review May 7 th .
9.	GRCA has no objection in principle to the approval of a site plan application for proposed BWDSB School Site. However, we recommend that the stormwater management design for the subdivision is finalized prior to the site plan approval. We request that GRCA's previous comments and conditions on the subdivision (dated March 22, 2024) regarding the overall stormwater management design and water balance are addressed prior to approval.	Crozier	Please see response provided above

	Triton Engineering Services Limited 20 March 2025 – Updated 27 May 2025		
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General Design			
10.	The proposed fire flow requirements and expected suppression system (if applicable) are to be submitted for review and discussion.	+VG	<p>The expected sprinkler demand flow of the school is 400 gpm.</p> <p>Flow requirements can be obtained once water lines are built and functioning.</p>

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11.	The proposed municipal infrastructure and features external and adjacent to the site are to be shown as per Township standards (i.e., anchor tee and valve, sidewalk crossings, etc.), revise accordingly.	Crozier	Acknowledged, the external Glenelg Phase 3A drawings have been updated and these updates have been reflected on the second submission SPA drawings.
12.	Show drop curb locations and tactile warning plates as applicable.	Crozier / +VG	Acknowledged, reflected on updated Civil Drawings. Refer also to the updated Site Plan
13.	Confirm the purpose of the curb along the sidewalk near the north end of the soccer field. Provide grading details (top and bottom of curb) or typical section as applicable.	Crozier	Curb removed past the parking lot. See updated Civil Drawings.
14.	Confirm and indicate the curb returns radius of the entrances and exits.	Crozier / +VG	Addressed. Refer to the updated Site Plan
15.	<p>Ensure all notes and details shown in drawings are applicable. We noted the following:</p> <p>a) DWG C107A notes the sanitary service as 125mm diameter, whereas the proposed service will be 200mm.</p> <p>b) The DWG C101 (LID Features) refers to a detail on DWG 105C however DWG 105C was not provided. Confirm and revise accordingly.</p>	Crozier	<p>A) Notes on C107A have been updated accordingly.</p> <p>B) Note on C101 to update to reference C103</p>
16.	A municipal sidewalk is to be provided along the Street C frontage to connect Bradley St and Street E intersections, minimizing mid-block crossings and improving pedestrian safety. Additionally, the mid-block crossing on Bradley St is not acceptable, provide additional sidewalk or reconfigure as required to connect sidewalks to intersections.	Crozier	Crozier: Acknowledged, additional sidewalks have been provided.

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17.	Provide specifications (i.e., granular depths, asphalt thickness/type) for the proposed asphalt play area.	Crozier	Asphalt play area detail added to Drawing C107A
18.	Removable bollard detail to be updated to Township Standard L6.	Crozier	Removable bollard detail added to Drawing C107A
19.	Confirm where OPSD 1101.020 (valve operator) is proposed or applicable.	Crozier	Removed
20.	Roof overflow (scupper) locations are to be indicated on the site plan.	Crozier	Added to Civil drawings
Stormwater Management			
21.	SWM Report indicates that Catchment Post 7A is captured by an on-site storage tank, which is labeled as a "SWM facility" of the drawing however this this SWM facility appears to be "Stormtech Chambers". Please clarify and within the drawings and in the SWM report and provide additional details of the proposed Stormtech Chambers on the drawings.	Crozier	Drawing has been updated to label the system as a "Stormtech Storage Tank". Additional drawings for the Stormtech Chambers have been added to the drawing set (107E).
22.	Additional spot elevations are to be provided in south parking entrance to confirm grading and drainage.	Crozier	Acknowledged, additional elevations have been provided.
23.	Confirm maximum ponding above the infiltration trenches expected during the various design year events, indicating the "limit of ponding" delineation for each. Based on limited grades provided there may not be any ponding as there is positive drainage away/across the trenches.	Crozier	The maximum ponding depth is 0.15cm, the infiltration trenches have been designed to provide infiltration as part of the site wide water balance and are not designed for stormwater retention for quantity control. The Max Ponding Depth have been added to C103.
24.	Additional details are to be provided regarding the infiltration overflow inlets (i.e., grates).	Crozier	Additional details have been provided.
25.	Confirm Stage-Storage-Discharge (SSD) table and expected ponding above for the StormTech Chamber considers infiltration outflow.	Crozier	The infiltration rates have not been taken into consideration as part of the Stage-Storage-Discharge table. Any infiltration from the StormTech

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			system will be an additional benefit.
26.	Confirm the Glenelg Phase 3 Stormwater Management Facility (SWMF) will be constructed prior to the school block being completed. Additionally, confirm how the discharged stormwater will be conveyed to the SWMF if sewers and roads are not completed.	Crozier	Glenelg Phase 3 and the associated SWMF will be completed before the School Block construction begins.
27.	Confirm details shown on the drawings and the Storm Sewer Design Sheet (SSDS) and overall report match. We noted the following: <ul style="list-style-type: none"> a. SSDS indicates 375mm diameter pipe from the tank to DIMH1 whereas the drawings indicate 300mm diameter. b. SSDS indicates 20.3m length of pipe from the tank to DIMH1 while drawings indicate 10.0m. Revise Accordingly. c. SSDS indicates 375mm diameter pipe from DIMH1 to STMH8 while drawings indicate 600mm diameter. Revise accordingly. d. SSDS indicates 375mm diameter pipe from STMH8 to DCBMH29 while drawings indicate 600mm diameter. Revise accordingly. 	Crozier	The drawings have been updated to be consistent with the storm sewer design sheet.
28.	Confirm post-development catchment 7A details as shown on Figure 5 (% Impervious or CN Value).	Crozier	The post-development catchment plan has been updated to include a "CN" label.
29.	Pre- and Post Development drainage area maps are to indicate the five outlets as discussed within the SWM Report.	Crozier	The Glenelg Phase 3 Post-Development drainage plan has been provided in Figure 7.
30.	Confirm proposed StormTech storage tank bottom and top	Crozier	Updated to be consistent between report and drawings.

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	elevations (Section 5.6 does not match Drawing C103).		
31.	Water Quality Storage Requirements are to be based on an infiltration trench not wet pond as currently indicated on Table 3. We question is applicability of Quality sizing of a mainly quantity control facility.	Crozier	Drainage from Catchment 7A is considered “clean water” and does not require quality control. Any water quality provided through infiltration trench and dry swales, provide additional benefits but are not required.
32.	Provide a drainage area map that correlates with the SWM Model Schematic.	Crozier	The Glenelg Phase 3 Post-Development drainage plan has been provided in Figure 7.
33.	Section 5.3 of the SWM Report indicates Catchment “POST-7B” 100-year storm event flows from the rooftop will be conveyed in the storm sewer system uncontrolled. Confirm the downstream storm system being designed for this, or how the surcharged roof drainage is spilled.	Crozier	In the event the roof drainage is surcharged, excess flow will drain into the ROWs via the sculptors on the roof. As shown on Drawing C102. The pipe network downstream of the site will account for the School roof’s 100-year flow in the next Glenelg Phase 3 submission.
Grading			
34.	Provide additional grading information within the expected snow storage locations to confirm how run-off will be conveyed to a suitable outlet.	Crozier	Additional information added to Drawing C103.
35.	Provide a typical swale detail for the swale surrounding the proposed soccer / play field.	Crozier	Additional information added to Drawing C102 and C103.
36.	Profile grade of soccer field swales is to be a minimum 1.0% as feasible to avoid water ponding.	Crozier	Drawing C102 has been updated to show a minimum of 1% slope across the soccer field.
37.	Provide additional grading information within the proposed soccer field.	Crozier	Additional information added to Drawing C103.
38.	The top of foundation (TF) elevation is to be provided to confirm the minimum 0.15m separation from finished grade is achieved.	Crozier	TF added to Drawing C102.
Servicing			

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39.	The domestic and fire lines are to be separated at the property line.	Crozier	Acknowledged, C101 updated.
40.	A 120mm sanitary maintenance hole is to be provided at the property line.	Crozier	Acknowledged, C101 updated.
41.	Refer to attached Municipal Servicing Assessment, the available water service for the site is estimated to be below 110L/s based on the current layout, and 150L/s once Glenelg Phase 2A & B is complete. Confirm the noted 150L/s requirement.	Crozier	We confirm that the OBC fire flow calculations require hydrant flow rates of 150 L/s available for a school of this size. This has been discussed with the Township Fire and Building Departments as well as their Engineering Consultant. All parties have confirmed that as an interim condition the Fire Department will send their water tanker to this site to make up the shortfall in flow should a fire occur between now and when 150L/s becomes available in the future. No further design measures are recommended at this time.