



**TRITON  
ENGINEERING  
SERVICES  
LIMITED**  
Consulting Engineers

## Memorandum

DATE: September 17<sup>th</sup>, 2025

TO: Shavindra Fernando

FROM: Dustin Lyttle

RE: 271 to 281 Doyle Street  
Zoning Bylaw Amendment  
Submission No.1

FILE: A4210A

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### **Submitted Items List:**

- Application for Planning Amendment Official Plan and Zoning By-Law, dated May 7<sup>th</sup>, 2025
- Drawing Set, dated August 15<sup>th</sup>, 2025, prepared by Van Harten Land Surveyors and Professional Engineers
  - Concept Plan
  - Drawing No. C01 – Site Grading Plan
  - Drawing No. C02 – Site Servicing Plan
  - Drawing No. C03 – Erosion and Sediment Control Plan
- Notice of Public Meeting and Complete application Concerning a Proposed Zoning By-law Amendment, dated September 4<sup>th</sup>, 2025, prepared by The Corporation of the Township of Southgate.
- Servicing and Stormwater Management Report, dated August 15<sup>th</sup>, 2025, prepared by Van Harten Land Surveyors and Professional Engineers

### **Current ZBA Submission Comments:**

**We have no comments or concerns related to the proposed Zoning Bylaw Amendment.**

### **Pre-Detailed Design Comments:**

***The following comments are provided in advance of the detailed design submission to help ensure an efficient review of the plans when provided.***

#### **General:**

- 1.1 The Township of Southgate Municipal Servicing Standards (MSS) are to be referenced and reflected on the DWGs as applicable.  
<https://www.southgate.ca/municipal-services/municipal-servicing-standards/>
- 1.2 All works within the municipal right-of-way (ROW) are to be completed as per the MSS, and by a Township approved contractor.
- 1.3 Geotechnical Report (or briefing) is to be provided to confirm the expected high groundwater elevation. Note: The infiltration trench invert must be above the expected high groundwater elevation.
- 1.4 Confirm if fencing is proposed along the rear yard property line. If so, fencing type and height is to be indicated.

#### **Grading and Site Drainage:**

- 1.5 Side yard swales are to be a minimum depth of 0.15m at 2.0% slope. Minimum depth does not appear to have been achieved in all locations.
- 1.6 Rear yard slopes (minimum 2.0%) are to be indicated.

- 1.7 Provide additional grading elevations between the property line and back of curbs along Doyle and Artemesia St to confirm runoff is suitably conveyed.
- 1.8 Existing grades (contours), and other applicable features such as hydro poles, beyond the site plan are to be shown on the applicable plans to confirm if there are conflicts or if drainage is being trapped by the proposed development.
- 1.9 The Lots/Units are to be numbered on the grading plan (C01) and correlated to the grading information presented in the "Proposed Dwellings" table on C01.
- 1.10 Sediment/erosion controls are to be implemented as necessary to contain sediment on the subject property.
- 1.11 Driveway pavement design to be confirmed; minimum 150 "A" + 150 "B". Driveway ramp (within the Municipal ROW) to be asphalt (minimum 50 mm HL3). Add note accordingly.

#### **Servicing and Stormwater Management Report (SSWMR)**

- 1.12 All servicing work is to be certified by an engineer up completion. Additionally, all servicing work is to be witnessed by a township representative. A pre-construction meeting is to be scheduled prior to any work commencing.
- 1.13 The existing services (sanitary, storm and water) are to be used to the extent feasible.
- 1.14 Ensure details shown in report match with drawings. It appears that Curve Number for Pre-Development Catchment 101 is indicated as "76.56" in Table 2 of Section 6.2, whereas it shown as 74 in Figure 1.
- 1.15 Ensure SSWMR provides relevant information. (i.e., Eco Parkway is mentioned in Section 4.1). Revise accordingly.

#### **External Works:**

- 1.16 Limits of proposed works within the Municipal ROW are to be indicated on all applicable drawings.
- 1.17 Construction limits for road excavation, restoration and extension are to be clearly and specifically defined on the drawings.
- 1.18 Roads are to be restored as per Township STD R4 as applicable.
- 1.19 Construction cost estimate for the external and site servicing costs is to be provided to calculate the required security (Letter of Credit) required to secure the works.
- 1.20 Written permission from owner of neighbouring property is required to perform grading on any portion of their property as needed to achieve suitable slopes and construct swale on lot line.
- 1.21 Confirm Post Development Catchment 202 includes all the proposed roof areas. It is unclear based on Section 6.3 and Figure 2 "Proposed Drainage Plan".

**Note: The proposed site work will be subject to the Township Site Plan Approval process. The information requested and comments provided above are to be addressed prior to any on-site works commencing. A written response indicating how the above comments have been addressed is also to be provided.**

If you have any questions, please do not hesitate to contact us.