



MTE Consultants

520 Bingham Centre Drive, Kitchener, Ontario N2B 3X9

November 21, 2024

MTE File No.: C55119-100

Shannon Black
Director of Development Services/Chief Building Official
The Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
Ayr, Ontario N0B 1E0

Dear Shannon:

**RE: Existing Drainage and Existing Site Features
395 Waydom Drive, Ayr**

BACKGROUND AND EXISTING CONDITIONS

MTE Consultants Inc. was retained by DSM Nutritional Products to provide a concept sketch to support the application for lot line adjustment of the property at 395 Waydom Drive located in Ayr, Ontario.

The purpose of this letter is to highlight existing drainage conditions, to identify and confirm the location of the existing infrastructure on the site (drainage pipe, well and septic system), and to illustrate the required setbacks from the well and septic system in support of a lot line adjustment. These items have been requested by the Township of North Dumfries to support the proposed lot line adjustment application illustrated on the consent sketch prepared by GSP Group.

Existing Site Conditions

The site currently has three vehicular access points: two situated within the existing property boundaries and one located within the area of the proposed new lot. The site primarily sheet drains to the south, flowing toward a small valley located to the southwest of the existing septic system. A smaller portion of the site, to the northeast, drains towards the roadside ditch along Waydom Drive. Additionally, a stormwater trench drain is located in the truck loading dock area which is connected to a 150mm storm drain that outlets to the south, near the small valley.

Existing on-site infrastructure also includes a private well, positioned to the east of the existing building, an underground water cistern located slightly to the east of the main entrance in front of the existing building, and a septic tank and bed located at the southeast corner of the property.

PROPOSED LOT LINE ADJUSTMENT

Grading

Our client is proposing to complete a lot line adjustment, as shown on the attached consent sketch prepared by GSP Group, dated May 21, 2024, to create Property 1 and Property 2. Based on the proposed lot line adjustment, as shown on MTE drawing C1.1, Property 2 will require

minimal regrading. However, due to the existing drainage patterns, as described above, the surface runoff cannot be split between the two lots. Instead, it will need to drain to the south property line of the new adjusted lot of Property 2 and across Property 1 towards the small valley described above. If drainage were to be separated between the two properties, retaining walls around Property 2 would become prohibitive to development on the new lot. This shared drainage will result in a required blanket easement between the two properties.

Additionally, with the new lot configuration, an additional vehicular entrance will be required for Property 1 to facilitate maintenance access to the east side of the existing building. This will involve the installation of a new gravel driveway and culvert, along with minor regrading of the roadside ditch and on-site grade adjustments.

Servicing

Based on the most recent information provided, including the 1996 site plan (attached) and the MTE topographical survey, it has been confirmed that the existing infrastructure related to the underground water cistern and septic system will be located entirely within Property 1 as shown on MTE Drawing C1.1. All at grade and accessible components of the underground water cistern and septic system were located during the survey conducted by MTE, dated May 1, 2024, as shown on MTE Drawing C1.1.

While the MTE topographical survey did locate the existing truck dock drain at grade, the survey did not complete an underground exploration/survey to identify the 150mm drainpipe leading from the truck dock to the grassed area to the east of the existing building. Based on the completion of the septic system and underground water cistern being construction as shown on the 1996 plans and confirmed via the MTE survey, this provides us with a high degree of confidence that the 150mm drainpipe remains within the Property 1 boundary.

To accommodate a future development on Property 2, a new private well and septic system will need to be installed. As per the Ontario Onsite Wastewater Association the minimum separation distance between a drilled well and a septic bed is 15m. The required setbacks for the existing septic bed are outlined on MTE Drawing C1.1. Notably, the nearby existing wells at 335 and 515 Waydom Drive are both located more than 15m from the property line, and therefore, will not impact the placement of the new septic system on Property 2. The new septic bed also has to be installed a minimum separation of 3m to the property line and 5m to another structure.

CONCLUSIONS

Based on the foregoing analysis, it is concluded that:

- i) Minimal grading will be required to accommodate the lot line adjustment between properties.
- ii) There is ample space within the adjusted lot for a new septic system and well on Property 2.

We trust that this information is satisfactory. Please contact the undersigned if you have any questions.

Yours Truly,

MTE Consultants Inc.



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Encl.

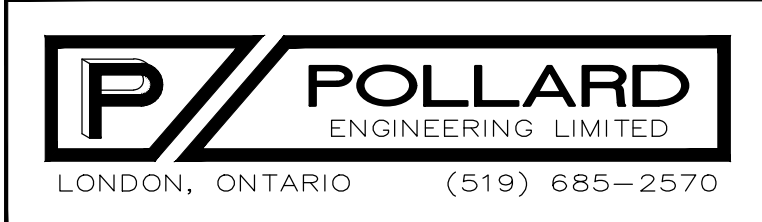
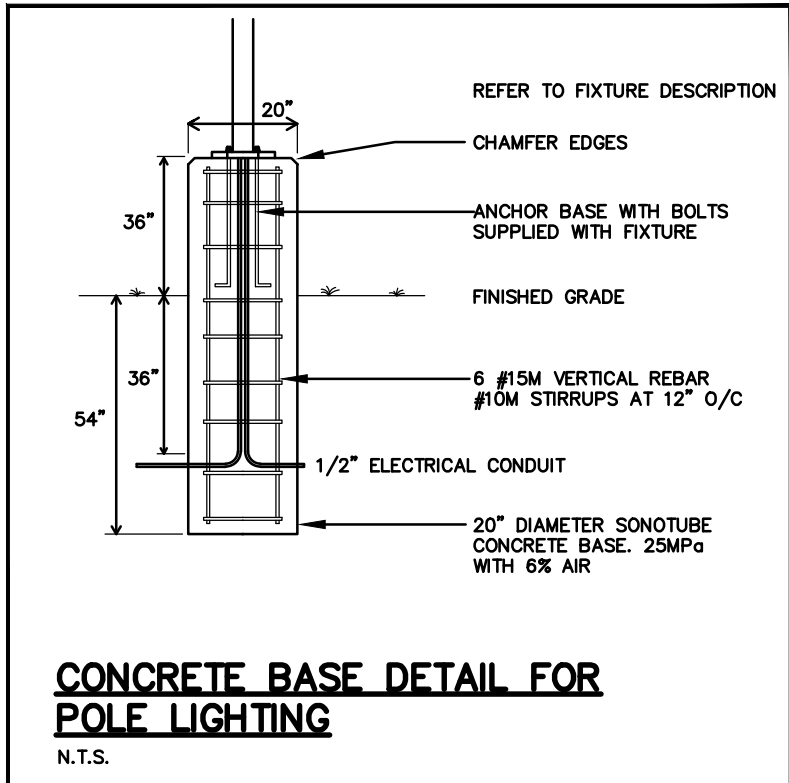
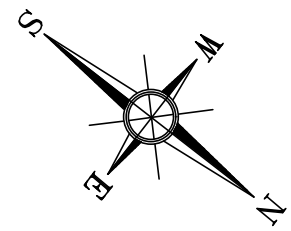
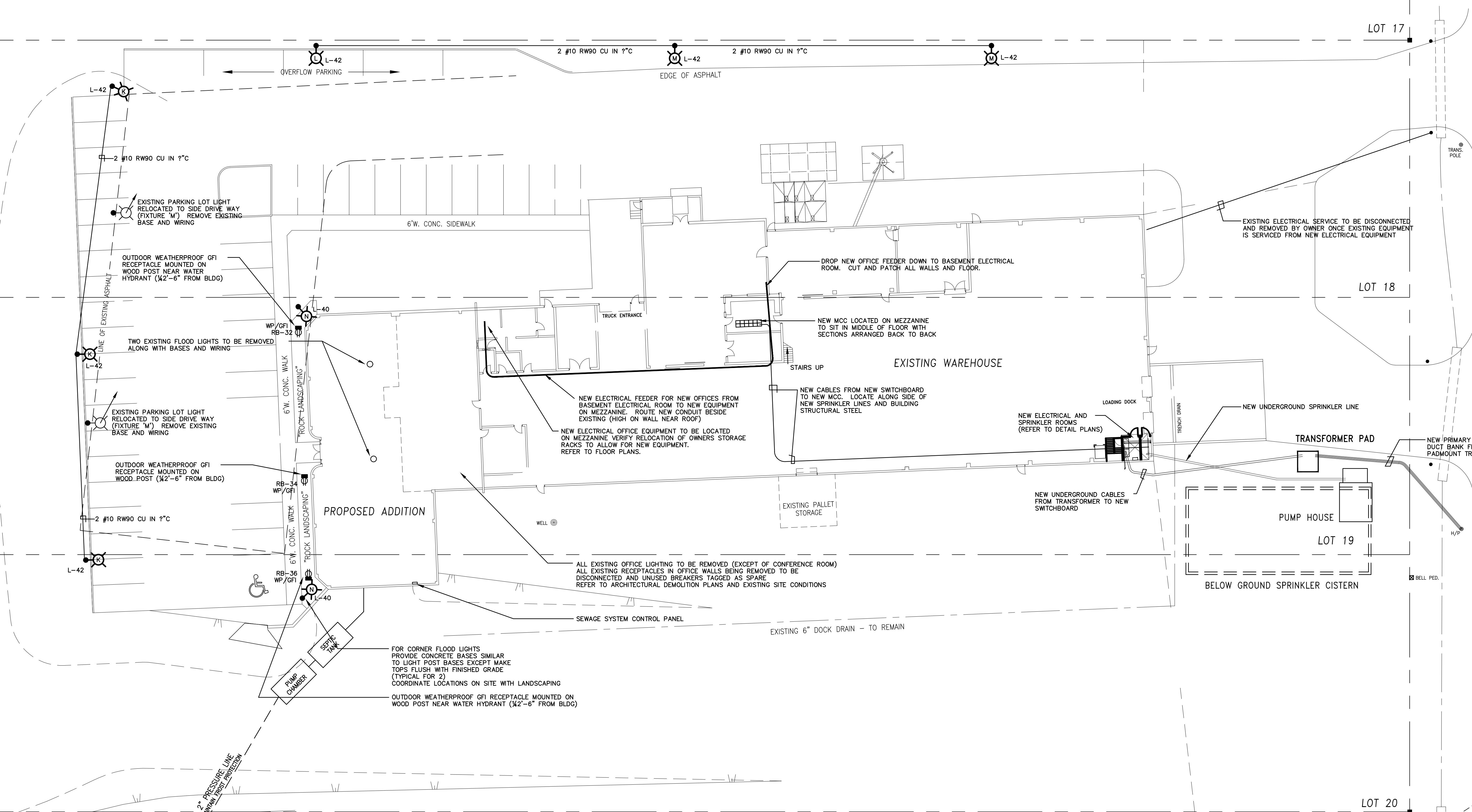
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Attachment A

1996 Site Plan

HIGHWAY 401

WAYDOM DRIVE



2	96/09/04	EXTERIOR RECEPTACLES & ELECTRICAL SERVICE	RTP
0A	JUNE 19/96	PARKING AND SEPTIC SYSTEM REVISED	RTP
NO.	DATE	DESCRIPTION	BY
REVISIONS			
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ONTARIO BUILDING CODE AND LOCAL BY-LAWS.			
David N. Talbot P.Eng. & Associates		Engineers	

Roche
Hoffmann-La Roche Limited, Canada
CAMBRIDGE, ONTARIO, CANADA

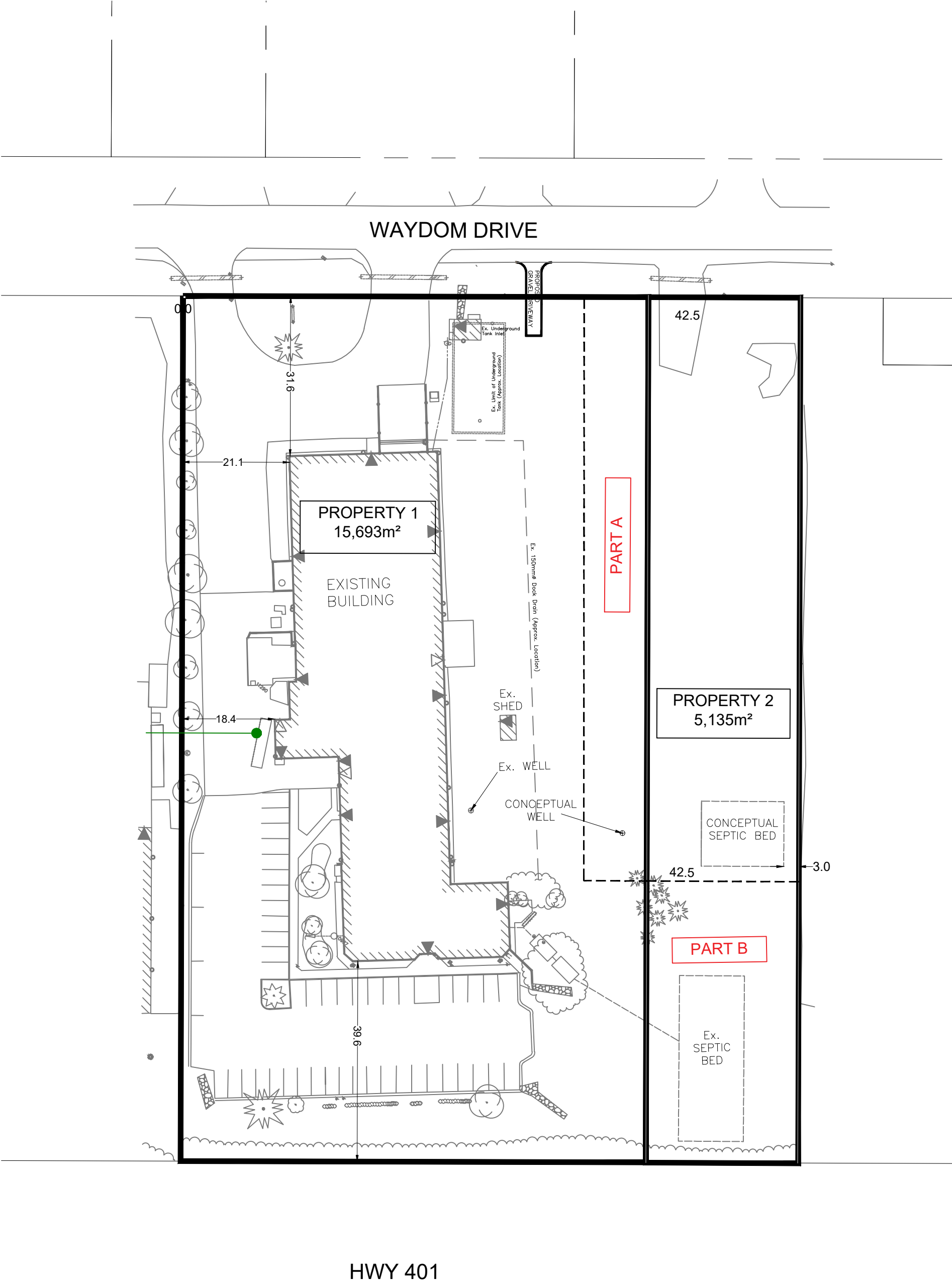
EXPANDED & RENOVATED OFFICE

SITE PLAN - ELECTRICAL	
DATE	SEPT. 4/96
SCALE	1" = 20'-0"
DRAWN BY	RTP
(519) 657-3573	789-E-01

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Attachment B

GSP Group Consent Sketch



NOTES:
PART A GOING TO PROPERTY 2
PART B GOING TO PROPERTY 1

CONSENT SKETCH

395 Waydom Drive, Ayr
North Dumfries

0 5 10 15 25
Metres

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:750 | May 21, 2024 | Project No. 24014 | Drawn By: MN

