

September 16, 2020

Village of Merrickville-Wolford
317 Brock Street West
P.O. Box 340
Merrickville, ON K0G 1N0

Attention: Doug Robertson, CAO/Clerk

Dear Mr. Robertson:

**Re: Engineering Comments on Application for Approval of Draft Plan of Subdivision
McLean Landing Phase 2
Village of Merrickville-Wolford
Engineering File No.19-5031E**

We have prepared this letter to provide engineering comments on our initial review of application for approval of draft plan of subdivision and the supporting studies filed by Novatech Engineers, Planners, and Landscape Architects. Specific plans and studies reviewed include:

- Traffic Brief McLean Landing Phase 2 Dated February 28, 2020 by Novatech (to United Counties of Leeds Grenville)
- Serviceability Report McLean Landing Phase 2, Merrickville, Ontario, Dated February 28, 2020 by Novatech
- Geotechnical Investigation – Proposed Residential Development McLean Landing, Merrickville, Ontario, November 2006.

Traffic Brief McLean Landing Phase 2 Dated February 28, 2020 Novatech (to United Counties of Leeds Grenville)

The report addresses current and future traffic movements in and around the site. The site is bound by County Roads (CR 15 and CR 16) and it is understood that the United Counties Staff will provide specific comments regarding accesses along these County Roads.

There is a future right-of-way through Block 44 into the proposed Merrickville Grove Subdivision. Since the Merrickville Grove development is currently under consideration, it would be prudent for the Village to have the McLean Landing Phase 2 points of connection to County Road 15 in their analysis. The proposed number and type of lots should also be reviewed against the serviceability report and draft plan. The Village may also wish to consider alternative access to the proposed right-in / right-out Street 1 access west of Sophie Lane and/or consider requesting the County lower the speed limit to 50km/hr through to the west of the proposed access.

Serviceability Report McLean Landing Phase 2, Merrickville, Ontario, Dated February 28, 2020 by Novatech

This report provides expected sewage flows, water demands, and storm water flows. There is no information provided on road cross section or other utilities.

The following should be considered:

1. Rights-of-way

- a) Existing right-of-ways to Read Street (James Street, George Street, and Edward Street) and St. Patrick Street will be closed under the current lot arrangement
 - b) Site triangles should be included for Block 44.
2. General
- a) The report relies on information from the David McManus Engineering Ltd. Serviceability design report, dated February 2007. While this information can be used to identify how Phase 1 was serviced and the concept for Phase 2, the current report should update the previous report using current lot count and using current design guidelines for water, sanitary, storm, and stormwater management.
3. Sanitary Service
- a) The report indicates that there is available capacity in the waste water treatment plant for the additional flows from Phase 2 of McLean Landing. It is noted that the Village is undertaking measures to reduce infiltration and thereby have additional capacity available for development. However, at this time, the plant is operating near capacity and some restrictions on timing of development may be required.

Geotechnical Investigation—Proposed Residential Development McLean Landing, Merrickville, Ontario, November 2006.

This report from 2006 is not signed and is not valid based on the limitations noted in the report. An update to the report should be completed. Please note that it is expected that two lifts (approximately 90mm total) of asphalt will be included on all roads.


Summary

The above engineering comments are preliminary and final comments will be prepared following the statutory public meeting. The purpose of this is to allow for us to review the public and agency comments and address any additional concerns that may be brought to our attention. A detailed review of the engineering design submission will also be conducted after draft plan comments have been provided and received from other stakeholders.

Should you have any questions regarding the comments please do not hesitate to contact the undersigned.

Sincerely,

Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS



Neil Caldwell, P.Eng, PMP
Chief Executive Officer