



December 13, 2024

Sterling Ridge Group Inc.  
5260 Westar Drive,  
LaSalle, Ontario N9J OB5

Attention: Claudio Martini, Executive Vice President

**RE: Stormwater Management Applicability for Zoning By-law Amendment Application ZBA-18-2024**

This letter is in response to the letter provided to our office from RC Spencer dated 18 September 2023 (attached) regarding the proposed zoning by-law amendment application for an additional five single-detached lots within the existing plan of subdivision (Plan 12M-698).

Your application seeks to reduce the required exterior side yard setback from 4.5 m to 3.5 m and increase the maximum lot coverage from 35% to 40% for lots zoned as R2.

**Supportive of Current Application**

This is required to go to Council for final approval, however after review and consultation with the Essex Region Conservation Authority (ERCA), Engineering has determined that they are supportive of the increased lot coverage request.

It is important to clarify the distinction between "lot coverage" and "percent imperviousness". Lot coverage refers solely to the footprint of buildings and structures on a lot, while percent imperviousness encompasses all impervious surfaces such as roadways, driveways, pools, patios, and walkways. This distinction is critical as stormwater systems are designed to handle total imperviousness and is not limited to lot coverage. The consultant's letter assumes conservative imperviousness levels (60% for single-family homes and 70% for semi-detached units) and that this system can accommodate this without negatively affecting the SWM system.

This may not be the case under long term development conditions of the lots.

**Future Considerations**

Please be advised that while we are supporting this application, Engineering may not be supportive related to similar requests for increased lot coverage in the future, specifically this late in the process.

Further, and in this case, a large portion of the development sought this variance.



Cumulative impacts from frequent or significant changes to lot coverage standards could strain the system, necessitating stormwater upgrades and/or stricter standards at the time of detailed design of the stormwater management system.

We encourage you to consider this as you plan future developments so that any increases can be included in the design, otherwise it may be declined and/or you may be required to undertake more detailed assessments to verify this in later stages of approvals and/or after the stormwater system is constructed.

Should you have further questions or require clarification, please do not hesitate to contact me.

Kind Regards,

*Krystal Kalbol*

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**Krystal Kalbol, P.Eng.**  
**Corporate Leader - Operations**

cc: Joseph Giorgi, Fazio Giorgi LLP  
Hal Kersey, President HRK Realty Services Ltd.  
Richard C. Spencer, President RC Spencer Associates Inc.