

**Date:** March 27, 2023  
**From:** Sydnee Rivest, CET, Engineering Technologist - Development  
**To:** Kristina Brcic, Team Leader - Development Approvals  
**Re:** OPA-02-2018 & ZBA-20-2014 – 0 Manning Rd – Soil Management Site  
Municipality of Lakeshore

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Engineering & Infrastructure Services has completed a review of the following submitted documents:

- Design and Operations Report and Fill Management Plan, dated March 24, 2022 as prepared by RWDI Air Inc.

We offer the following comments:

### **GENERAL**

1. Prior to formal operation of the site, fill permitting from the Municipality of Lakeshore will be required to be obtained by the Applicant in accordance with Lakeshore's By-law to Regulate Site Alterations of Land or Private Drain Alterations. Permitting shall be coordinated with Lakeshore's Chief Building Official. A grading plan will be required to be submitted during this permitting application process(es) for review and approval by Lakeshore Engineering & Infrastructure Division to confirm there is no adverse impact to neighbouring lands and impacted drainage systems.
2. A municipal drain (protected under the Drainage Act) runs through the site. It is unclear in the submitted report how the stormwater run-off quantity and quality will be controlled. This report will be required to be updated to include measures to address these concerns. All measures must be approved by Lakeshore's Drainage Superintendent.
3. Further, the Applicant must provide confirmation by an Engineer that the existing access bridge across the municipal drain is acceptable to accommodate the weight/load restrictions for all equipment required to operate the soil management site.
4. Since County Road 19 (Manning Road) is under the jurisdiction of the County of Essex, the applicant to confirm with the County of Essex whether the driveway approach for the site shall be hard surface and confirmation related to this to be provided by the Applicant to for Lakeshore's records.
5. All operations of the site must be in compliance with Excess Soil Regulations O. Reg 406/19. Further, confirmation of Ministry approvals is required to be submitted

for Lakeshore's records.

#### **SECTION 4**

1. Section 4.4 Dust & Noise Control – A dust control plan shall be submitted to the satisfaction of Lakeshore Engineering & Infrastructure Division.
2. Section 4.5 Surface Water Run-Off Control – Further detail related to the proposed Sediment control measures noted in this section are required to be submitted. This will be required prior to issuance of any fill permitting and measures must be in place prior to formal operation of the site.
3. Section 4.5 Surface Water Run-Off Control – This section states monthly inspections of the drainage conveyance ditches shall be undertaken. Applicant to confirm this has been occurring and provide inspection results to Lakeshore's Drainage Superintendent.
4. Section 4.5 Surface Water Run-Off Control – Although the report notes that the site is not anticipated to generate significant water run-off, there appears to be a large amount of water run-off being generated from the site (quantity), directed to the open municipal drain via swales (direct channels) and potentially impacting the quality of the run-off entering the open municipal drain on the property. The Applicant shall coordinate with Lakeshore Drainage Superintendent to confirm if any drain improvements, quality control measures, quantity control measures, or enclosure is required on the subject property. These improvements are required to go through the Drainage Act process. All costs incurred for the required works will be borne by the Owner.

#### **SITE PLAN**

1. The working corridor for the open municipal drain must be identified on the drawing. All required setbacks from the municipal drain shall be maintained per Lakeshore's Zoning By-law.

If you have any questions or require further clarification, please do not hesitate to contact the Engineering & Infrastructure Services Division.



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Sydnee Rivest, CET  
Engineering Technologist - Development