

REPORT

Planning and Development Council

Meeting Date: December 5, 2022

FROM: Transportation and Engineering Department

DATE: November 22, 2022

SUBJECT: 24T-12001 – Green Ginger Phase 1 Stage 1 – SWM Pond 31
Assumption – By-law 2022-127

LOCATION: North of Dundas Street, West of Trafalgar Road

WARD: Ward 7

Page 1

RECOMMENDATION:

That By-law 2022-127, a by-law to assume the Stormwater Management Pond (SWMP) - Blocks 37 & 38 and Opens Space Block - 39, under Registered Plan: 20M-1163, be approved.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Stormwater Management Ponds (SWMP) built as part of a new community development plan have additional monitoring and assessment requirements to ensure they function per their operational requirements. Conditions in the subdivision agreement obliged developers to complete these requirements prior to the SWMP being assumed.
- On April 29th, 2020, Council approved the partial assumption of this subdivision save and except the SWMP as the monitoring and assessment work for the pond remained in progress.
- The SWMP monitoring and assessment work is now complete and deemed acceptable. Staff are recommending assumption of this SWMP through By-law 2022-127.

BACKGROUND:

On April 20th, 2020, through By-law 2020-025, Council approved the partial assumption of this Registered Plan 20M-1163, save and except the Stormwater Management Pond 31, as the Developer remained obligated

(through the subdivision agreement) to monitor the Stormwater Management Pond.

The Stormwater Management Pond (SWMP) captures drainage from the surrounding residential development area. The SWMP provides erosion and water quality control; ensuring the protection of the natural environment that receives the outflow from the SMWP.

The SWMP was cleaned out by the Developer in 2019, following build-out of the pond's contributory area. The Developer performed monitoring and assessments from 2019 to 2022. The results demonstrate that the pond performed as designed over the entire monitoring period.

The Developer has completed the required monitoring and assessment work to our satisfaction and staff have reviewed this work along with an inspection of the pond itself. Staff are satisfied that the SWMP functions appropriately and can deliver on its operational objectives. Staff are recommending assumption of this SWMP based on these findings.

COMMENT/OPTIONS:

As part of the assumption process the following conditions have been fulfilled by the developer, such that the ongoing monitoring and assessment of the SMWP can now be transferred to the Town:

- Build out of contributing drainage area to the pond is complete.
- Sediment removal was completed in 2019.
- All functioning components of the pond have been certified by a qualified professional.
- As-constructed pond drawings have been submitted and accepted
- Ministry of Environment, Conservation, and Parks (MECP) Environmental Compliance Approval for the pond has been transferred in ownership to the Town.
- Monitoring requirements as per the approved SWMP monitoring program have been satisfied.
- All plantings, landscaping features and restoration works have been accepted.
- The pond complies with safety requirement set out in the town's SWMP Policy (MS-ENG-001).

CONSIDERATIONS:

(A) PUBLIC

N/A

(B) FINANCIAL

N/A

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected departments (Parks and Open Space, Legal Services, Finance, and Transportation and Engineering) have been circulated.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

“To be accountable in everything we do.”

(E) CLIMATE CHANGE/ACTION

The final assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft plan approval.

APPENDICES:

Appendix A: Registered Plan – 20M-1163

Appendix B: By-law 2022- 127

Prepared by:

Matthew Thomas, CET

Development Coordinator

Recommended by:

Kristina Parker, M.ASc, P.Eng

Manager, Development Services

Submitted by:

Jill Stephen, P.Eng

Director, Transportation and Engineering