



## Question Period Notes

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**Meeting Date:** March 7, 2020 **Project No.:** 300043723.0000  
**Project Name :** Park Street Municipal Drain  
**Meeting Subject:** Information Meeting  
**Meeting Location:** Ripley Community Centre  
**Date Prepared:** March 11, 2020

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### 1. Question Period 11:30 am – 12 pm

- 1.1 **Landowner:** Phil VanHardeveld , 51 Park St.  
**Question:** How does the cost sharing of the drain work? Phil has 2 catchbasins on his property, wondering if this means he will be assessed more? Would easements be registered with the property be affected?  
**Response:** Ed – Engineers try to create fair assessments based on benefit and outlet. Benefit assesses the properties that the drain is on. Outlet Liability assesses upstream properties who use the downstream drain and drain features such as the SWM pond.  
Sid – Easements for municipal drains exist through the by-law. There is an easement for the current drain. Municipal Drain easements are not registered on property title.
- 1.2 **Landowner:** Don Murray  
**Question:** Why is there a boxed off area on Queen St – is there any benefit to these people? They have sump pumps running all year.  
**Response:** Ed - If the Railway St. Branch drain is connected into the Park St. drain then they will be assessed into the Park St. drain. Alternatively, if it is determined that the Railway St. drain only outlet to the Ripley Relief drain, these properties will be taken out of the watershed and not assessed.
- 1.3 **Landowner:** Doug Martyn, 53 Park St.  
**Question:** Are you sure the Railway St. drain connects in? Why is the Ripley St. drain marked as closed?  
**Response:** Ed – Drawings show that the Railway St. drain is connected into the Park St. drain halfway across 53 Park St., but not into the CB on the property so we can't confirm the connection at this point. The Ripley Relief drain should be used more of as a flood overflow. We need to confirm if the Railway St drain connects in before they get assessed into the drain. Drains marked as closed indicate that they are a pipe not an open channel.
- 1.4 **Landowner:** Steve Cobean (Brown Property Development Engineer)

**Question:** Is the grassed swale going to be on the Brown property? He is not sure if the Railway St drain was considered in the design of the stormwater management (SWM) pond in the development.

**Response:** Ed - Currently, the proposed pipe would be on the Brown property and swale on the Stanley property. This is still open for discussion. Whoever's property the pipe and swale are on will get allowances. The Stanley property is treed in this area so it may be better to off this property.

1.5

**Landowner:** Mary-Lynn McClean, 26 Huron St.

**Question:** How far off the property line is the SWM pond – will this flood people's backyards? The pond used to be further inside the development. They have filled in the area around County Road 7 (Huron St), it used to be an open drain with a cement culvert under the county road – closed in the 1990s.

**Response:** Steve did not know what the exact setback of the SWM pond. Ed explained that there is a grassed swale that acts as an overflow to the pond to force water to the south in the overland flow route and it could be mounded along the property lines to ensure it doesn't spill out that way.

Grant – there is an existing MD coming up to Huron Street. The enclosure was part of the municipal drain. The culvert under CR 7 was not improved recently. The pipe on the Dundas property accepts the runoff from the culvert.

Ed – In 1957 Fair Drain report, the drain ended at the Dundas property line. Not sure if there was an open ditch or pipe upstream on the Dundas property – it was not part of the drain. The current design proposes a pipe with a swale overtop for high flow.

1.6

**Landowner:** Doug Martyn, 53 Park St.

**Question:** There is no place for water to go where they all outlet upstream of Huron Street. Water is ponding before it gets to the culvert.

**Response:** The addition of a subsurface pipe in conjunction with the county road culvert will help drain that area. A new 3 ft diameter subsurface pipe and swale on the Dundas property will help convey flows to the Fair drain.

1.7

**Landowner:** Mary Lynn McLean, 26 Huron St.

**Question:** Why can't the drain on the Dundas property be opened? There is water that lays in the Brown and Stanley property that doesn't drain. Is the Ripley Relief drain connected to the Park St Outlet? She thought that the developers of the Brown property would be paying for any drainage works it needed – not other landowners or the Municipality. Is the municipal drain and development going to protect the natural areas along the drain?

**Response:** Ed – it comes down to what the landowner would prefer on their property. A channel would be cheaper to install but people would prefer a pipe so they can use that land. The Ripley Relief drain acts as more of an overflow. There is a channel upstream, swale in the middle section, low run and then switches to a small diameter pipe and crosses CR7 and outlets to the open Fair drain. We could take water here but would have to upgrade the Ripley Relief drain if contributing more water.

Sid – Under the Drainage Act all users in the watershed pay. It would not be fair to assess all the costs to the development.

Ed – What the assessments will be has not been determined yet. The assessment will be presented at the next meeting.

Sid – All developments and municipal drains have to send their design to the review agencies.

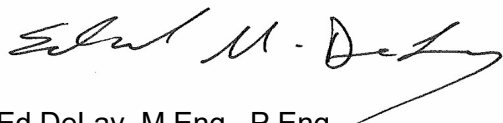
Elise (SVCA) – Once the final designs are submitted, they will be reviewed, and the environmental protection areas will be considered at that point.

- 1.8 **Landowner:** Steve Cobean (Brown Property Development Engineer)  
**Question:** Was there any consideration for the drains to bypass the development's stormwater management pond?  
**Response:** Ed – Yes, this was considered. New developments are responsible for controlling their own water. By bringing the upstream areas into the pond, it will control the flows that were not required to be controlled at the time they were developed in the past.
- 1.9 **Landowner:** Doug Martyn, 53 Park St.  
**Question:** Is the existing pipe going to be removed or just sealed?  
**Response:** They will be removed. Not common practice to leave abandoned pipes in the ground.

The preceding are the notes of the meeting as observed by the undersigned. Should there be a need for revision, please advise Burnside within seven days of issuance. In the absence of notification to the contrary, these notes will be deemed to be an accurate record of the meeting.

Notes prepared by:

**R.J. Burnside & Associates Limited**



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