MTE Consultants
365 Home St., Stratford, ON N5A 2A5

February 5, 2021

MTE File No.: C48531-100

Grant Brouwer
Director of Building & Development
Town of St. Marys
408 James Street South
St. Marys, Ontario
N4X 1B6

Re: 347 James Street South Functional Servicing Letter
347 James Street South, St. Marys, ON

1.0 Introduction

MTE Consultants Inc. was retained by Adriano Paola to complete a Functional Servicing Letter in support of the rezoning application submission. The subject lands are approximately 0.13 hectares in size, zoned Residential Zone 2 (R2) and municipally known as 347 James Street South Street, St. Marys.

It is proposed to develop the property with one 3-unit residential single storey, slab on grade building with individual driveways. A Servicing sketch (SK1) has been prepared by MTE (Appended) which forms the basis for this letter.

2.0 Municipal Servicing

Sanitary Servicing

The proposed development is serviced with an existing sanitary service from the existing residential dwelling. The size, depth and location of the existing service is unknown and is to be located at property line prior to detailed design to determine if it can be utilized or required to be decommissioned.

The sanitary sewage from the proposed development will outlet to the existing 250mm diameter sanitary sewer on James Street South. The existing sewer should allow the proposed building to be serviced by gravity sewers. The private drain connection for the development should be a minimum 125mm diameter PVC service installed at a minimum slope of 2.0%.

The existing 250mm diameter sewer and downstream sewers are confirmed by the Town of St. Marys for capacity constraints.

Water Distribution

The proposed development is serviced with an existing 25mm diameter water service from the existing residential building. The existing 25mm diameter water service is recommended to be decommissioned at the existing 300mm diameter watermain and a new 38mm diameter water service is to be installed to service the 3-unit development.

The proposed 38mm diameter water service connection will be serviced by the existing 300mm diameter watermain located on James Street South and should be confirmed and analyzed by the Town of St. Marys for capacity constraints.

STORMWATER MANAGEMENT AND STORM SERVICING

Under existing conditions, the property is vacant and comprises of grassed and vegetated areas. The proposed 3-unit residential building is slab-on-grade construction and does not require a private storm sewer connection.

It is expected that quantity and quality controls will not be required for this development as the proposed development is zoned residential. This e-unit development should not require site plan approval and existing storm infrastructure within James St. S should account for the post development flows from this site.

3.0 Grading

Utilizing the proposed development layout; lot grading will be designed to generally meet the following criteria:

- Match existing road grades at residential driveway access points;
- Match existing boundary grades around the perimeter of the site;
- Ensure adequate cover is provided over Town of St. Marys and private services;
- Ensure “major” overland flow routes are directed to the downstream outlets; and,
- Comply with OBC, Accessibility for Ontarians with Disabilities Act, 2005 (AODA), and the Town of St. Marys Engineering Design Guidelines and Supplemental Specifications for Municipal Services for minimum driveway and lot grades.

A geotechnical investigation for the proposed development is recommended in order to confirm the pavement structure, the water table elevation and the foundation loading requirements.

4.0 Utility Servicing

Utility servicing of the proposed development will be through the connection to existing services along James Street South. Electrical, gas, telephone and cable TV are all located on James Street South and therefore should be suitable.

5.0 Summary

The main findings of the Functional Servicing Letter for the proposed residential development are:

1. The proposed development may be adequately serviced through the connection to the Town of St. Marys existing gravity sanitary sewers and watermain.
2. The site development is expected to utilize the existing 125mm diameter PVC sanitary service provided by an existing outlet connection on James Street South. The capacity of the downstream sewers will need to be confirmed by the Town of St. Marys.

3. The site development is expected to remove and decommission the existing 25mm diameter water service and to be serviced by a new 38mm diameter water service connection to the existing Town of St. Marys 300mm diameter watermain on James Street South.

4. The site is not expected to require a private storm drainage connection to the existing Town of St. Marys storm infrastructure or be required to provide Stormwater management quality and quantity controls.

5. Overall site grading will provide for "major" overland flow conveyance towards a proposed outlet weir, provide adequate cover over municipal services and generally match existing road and boundary grades with appropriate slopes.

If you have any questions, please do not hesitate to contact the undersigned.

MTE CONSULTANTS INC.

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LIST OF ATTACHMENTS

1. MTE Drawing SK1 – Site Plan Sketch

Cc: Adriano Paola
Caroline Baker, Baker Planning Group
M:\48531\100\Reports\48531-100_Functional Servicing Letter_Rev 0.docx

JAMES STREET SOUTH

Ex. 600mmø STM
Ex. 250mmø SAN
Ex. 300mmø WTM
Ex. CL Road
Ex. Drive drop
Ex. C&G
Ex. EP
Ex. O/H Wire
Ex. CSW
Ex. HP
Ex. GV
Ex. Asphalt
Ex. Drive drop
Ex. Bell Ped
SHRUB
Ex. BB
Ex. Wood Fence
N81°16'40"E 42.672
GRASS
ASPHALT DRIVEWAY
Ex. TB
C/O
N8°43'20"W 30.480
125mmø SAN. SERVICE (TYP.)
ASPHALT DRIVEWAY
C/O (TYP.)
38mmø WTR SERVICE (TYP.)
WV (TYP.)
PROPOSED 3-UNIT BUILDING
Ex. 25mmø WS
Ex. 125mmø SAN
REMOVE EX. 25mmø AND REPLACE WITH NEW 38mmø WS
ASPHALT DRIVEWAY
Ex. Asphalt
GRASS
Ex. EP
Ex. Hedge
Ex. Edge Concrete
Ex. House
Ex. Deck
Ex. Shed
Ex. Post
Ex. Hedge
326.20
326.10
326.00
325.90
325.80
325.70
325.60
325.50
325.40
325.30
325.20
325.10
325.00
324.90
324.80
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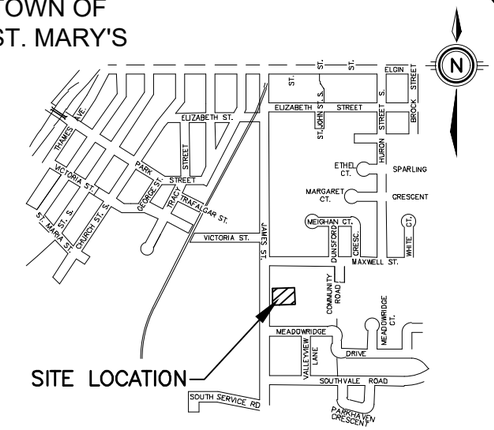
324.60

TOWN OF ST. MARY'S



LEGEND

- SITE BOUNDARY
- 326.00 EXISTING CONTOURS
- SANITARY SERVICE
- WATER SERVICE
- CO SANITARY CLEAN OUT
- WV WATER VALVE
- PROPOSED BUILDING

SK1

Date: JAN.18/21
Scale: 1:200

SITE PLAN SKETCH

MTE
Engineers, Scientists, Surveyors

Project No.: 48531-100

February 4, 2021 — 4:13 p.m. — Plotted By: NPreikschas

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