April 29, 2020

City of Belleville
169 Front St.
Belleville, Ontario
K8N 2Y8

Attention: Greg Pinchin, Manager of Approvals

Re: Stormwater Design Brief
    Official Plan Amendment - 130 Cannifton Rd.

Dear Greg:

The site at 135 Cannifton Rd, in Belleville ON has an existing development which consists of a multi-unit commercial building and a mixed gravel and asphalt parking area. Historically the site has been a combination of residential and commercial, including a gas station, which has since been demolished. In addition to the existing commercial building, the proposed scope of work involves the construction of a new 315.9 s.m. convenience store with gas pumps. Site grading will be completed with new storm water controls, water service, gas, sanitary, and water service line to the proposed building. New asphalt and curbing will be installed in the areas of the property undergoing redevelopment.

Currently, the site storm water drainage is not controlled on site for quantity or quality and is directed via overland flow to the municipal storm sewer system on the West and South extents of the property.

The proposed development will result in an increase in the percentage of impervious area as some grass and gravel areas will be replaced with asphalt. The increase between pre and post development runoff flows will be controlled on site to limit the flows to the pre-development flow using a series of catch basins and storm sewer piping, before being outlet to the municipal system. As a result, no increase in demand on the city owned storm water conveyance system is expected. Calculations and a detailed Storm Water Management Report will accompany the site plan approval application.

The quality of the post development run-off will improve with the proposed development as the increased roof area of the building and gas canopy that is replacing existing gravel area is greater than the grassed area to be redeveloped and is considered “clean” run-off. In addition, the proposed catch basin sumps allow some sediment to settle out before the water enters the municipal system. As a result no additional quality controls are anticipated for this site. A more detailed review of this will be included in the full Storm Water Management Report in association with site plan approval.

I trust that above is satisfactory to address your concerns, however, if you have any questions, please don’t hesitate to contact me.

Yours truly,

TaskForce Engineering Inc.

Evan Burtt, E.I.T., C.E.T.