

## MVCA's Conditions;

1. Prior to final approval, the Owner shall prepare a detailed stormwater management design. The design shall demonstrate how the stormwater runoff from the subdivision will be accommodated and shall address both water quantity and quality and sediment and erosion control both during and after construction. The design shall include, but, not limited to the following:
  - a. A runoff volume control target (RVCT) of 27 mm employing the principles documented in Section 4 of the *Runoff Volume Control Targets for Ontario Final Report* (MOECC, October 2016. Site conditions (e.g. depth to bedrock, potential impact on existing adjacent wells) shall be considered to determine extent of LID measures available for implementation within the site;
  - b. Employ the stormwater management control hierarchy of 1) Low Impact Development retention (on-site controls), 2) Low Impact Development volume capture and release and 3) other volume detention and release (i.e. end of pipe facility);
  - c. As part of the detailed stormwater management design, a review shall be undertaken to assess the extent of the RVCT that can be addressed through LID features. Following this review, a re-evaluation of the design of the end of pipe facility shall be considered;
  - d. A Grading and Drainage Plan showing 1:100 year ponding elevations and limits; and
  - e. A Sediment and Erosion Control Plan to be used during construction.
2. The Owner shall prepare and distribute educational materials for homeowners describing the purpose, function, importance and care of the LID features incorporated into the subdivision.
3. The Owner acknowledges that the Riverine Wetland is subject to the Mississippi Valley Conservation Authority's "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses" regulation, made under Section 28 of the *Conservation Authorities Act*, R.S.O. 1990, c. C.27, as amended. The regulation requires that the Owner of the property obtain a permit from the Conservation Authority prior to completing any site alteration and development within a regulated area. The regulated area includes the wetland and the 30 metre adjacent lands. Any application received in this regard will be assessed within the context of approved policies for the administration of the regulation.
4. The Owner shall adhere to the recommended mitigative measures outlined in *the Environmental Impact Statement Revised*, prepared by Muncaster Environmental Planning Inc., dated November 10, 2017.
5. As outlined in document entitled *Stormwater Management Solution and Riverine Wetlands*, prepared by Muncaster Environmental Planning Inc., dated January 11, 2018, the Owner agrees to sample the riverine wetland and the swale that drains into the wetland, for fish and fish habitat during higher flows in the spring of 2018. A request for review will be submitted to the Department of Fisheries and Oceans Canada if fish utilization is observed.

6. As part of the final approved plan of subdivision, a constraints map shall be prepared which delineates the 1:100 year flood line, MVCA's Regulation Limit, location of silt fencing, and location of snow storage. Pursuant to Ontario Regulation 153/06, a permit is required from MVCA prior to any development or site alteration within MVCA's Regulation Limit.
7. Protective fencing shall be erected in line with MVCA's Regulation Limit, prior to any site preparation works within the Subdivision, to ensure no disturbance of natural heritage features and no works within the 1:100 year flood plain and other MVCA Regulated areas, to the satisfaction of the Conservation Authority.

## **Town's Conditions;**

1. Prior to registration, or prior to an application for an Environmental Compliance Certificate for any stormwater works (whichever comes first), the Owner shall prepare a Stormwater Site Management Plan. The Stormwater Site Management Plan shall be in conformity with the phasing of development and identify the sequence of its implementation in relation to the construction of the subdivision and shall be to the satisfaction of the Town of Carleton Place and the Mississippi Valley Conservation.
2. That the Owner design and construct a stormwater system with a multi-barrier treatment train that includes;
  - House hold rain barrels that capture roof runoff
  - Infiltrating LID features in areas of the subdivision with sufficient cover over the rock and located such that they do not pose a threat to the existing adjacent wells
  - Stormwater Management Pond facility
  - Outlet swale
3. That the Owner also design and construct a minor stormwater system that includes an oil/grit separator and conveys flows in a pipe along Lake Avenue West prior to discharge in the river.
4. The design and construction of the stormwater management system must address all of the peer reviewer's comments and be to the satisfaction of the Town. Furthermore, the Owner will fund the cost for the Town to engage a peer review firm to provide advice during the design and construction of the stormwater system.