

February 14, 2022

Tracey Atkinson CAO/Clerk/Planner
Township of Mulmur
758070 2nd Line East
Mulumur ON L9V 0G8

Re: Response to Comments, 2021 Submission
CAPE Eng. Project No: 2020-090A Self Storage Building, Township of Mulmur
Township File # SPA2-21 Tosello Self Storage Facility

We have reviewed the following comments received on our detailed design submission for the Self Storage Site:

- County of Dufferin Public Works Department Comments, dated April 30, 2021
- County of Dufferin Building Department Comments, dated February 12, 2021
- County of Dufferin Planning Comments, dated February 25, 2021
- NVCA Comments, dated April 27, 2021
- R.J. Burnside & Associates Limited engineering review, dated March 26, 2021
- WSP planning review, dated February 25, 2021

Please refer to revised submission documents and responses below:

County of Dufferin Public Works Comments

1. The new entrance is proposed to be located east of the existing entrance. It is understood that Mr. Tosello has had discussions with County staff to determine a suitable location of 85m east of the County Road 18 centreline. Please refer to updated drawings for the new entrance location.
2. The proposed entrance is to be constructed with an asphalt surface per County standards.
3. There are no proposed signage, lighting or pavement markings.
4. Stormwater runoff flows are directed into swales that discharge into a central rain garden facility.
5. Presently, stormwater runoff discharges from the County right-of-ways into the subject site with no positive outlet provided. Under the current conditions some ponding and infiltration will occur, if ponding reaches a certain level the stormwater would discharge across the site or eventually into the roadside ditch on the north side of County Road 21. It is proposed to regrade the ditch on the north side of County Road 21 to provide a positive outlet for the stormwater discharge from the right-of-ways and the north east corner of the intersection of County Roads 18 and 21.
6. The proposed entrance culvert has been included in the stormwater modelling to ensure it will convey flows generated during the 5-year storm event.
7. Noted.

County of Dufferin Building Department Comments

1. Building code matrix included in revised architectural plans.
2. Detailed floor plans included in revised architectural plans.
3. Information provided by the Owner indicates that the washroom facilities will be provided via portable toilets located within the site.
4. Information provided by the Owner indicates that no water tank is to be provided within the site for firefighting. Water supply calculations have been provided for reference.

County of Dufferin Planning Comments

1. Information provided by the Owner indicates that discussions regarding the Ministry of Natural Resources and Forestry's "Wildland Fire Assessment and Mitigation Standards" have taken place with the Township. The separation distance has been included from the proposed building and the treeline as well as notes regarding mitigation measures (Appendix 3 and 4) by others, have been included on the site plan for further review by the Township.
2. Information provided by the Owner indicates that an EIS is no longer required (per email communication with Emma Perry at NVCA).
3. Information provided by the Owner indicates that there are no source water concerns (per discussions with Ryan Post at NVCA).

NVCA Comments

1. Noted.
2. Information provided by the Owner indicates that an EIS is no longer required (per email communication with Emma Perry at NVCA).
3. Noted.
4. Information provided by the Owner indicates that no hydrogeological study is required (per discussions with Ryan Post at NVCA).
5. Noted, all submissions to be provided digitally.
6. Noted.

Should you have any questions on the above please do not hesitate to contact us.



Brianna Collins, E.I.T.
CAPES Engineering Ltd.

cc. Clayton Capes, CAPES Engineering Ltd.
Daniel Tosello, Owner