



July 4, 2024

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, ON
K0L 3A0

Attention: Christina Coulter

**Re: 192 County Road 4 Storage Units ZBA & SPA
High Level Peer Review
Township of Douro-Dummer
D.M. Wills Associates Project No. 20089-011**

PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer (Township) to provide Peer Review services in support of the proposed storage facility at 192 County Road 4 (Site).

We understand that, although this is a Zoning By-law Amendment (ZBA) peer review, the applicant would like a level of review consistent with detail design for a Site Plan Approval (SPA). While we cannot truly combine a ZBA and SPA peer review (as the SPA will need the ZBA to be complete), we have adjusted our estimates to include comments that would normally not be relevant at the ZBA. We will include these comments separately from the ZBA-centered review.

Specifically, the Township has asked for review services for the following documents:

- A Concept Plan Review Report prepared by Andrew Smith Building Design, dated May 21, 2024
- A Stormwater Management and Floodplain Cut and Fill Balance Report prepared by Tatham Engineering, dated May 7, 2024
 - This report contained the drawing package that we will base our SPA-centered review on.
- A Transportation Impact Brief, dated May 3, 2024

Additional material provided to Wills to inform the Peer Review:

- Pre-consultation notes from the meeting held on March 16, 2023
- Signed Site Plan Approval Application, dated May 31, 2024
- Signed Zoning By-law Amendment Application, dated May 31, 2024
- Planning Justification Report prepared by EcoVue, dated June 4, 2024





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- Concept plan by EcoVue, dated May 29, 2024
- Topographical Sketch of the Site prepared by Richmond Surveying Inc., dated December 9, 2023

Based on the information provided, we have the following High-Level comments regarding the proposed design:

1. The package appears to be complete and generally of suitable quality. However, to aid in the SPA-centered portion of the review, it would be helpful to receive:
 - a) Architectural Drawings or concepts for the new buildings
 - b) The Geotechnical Report
 - c) The Visual Otthymo hydrologic model
2. We have the following initial concerns with the design:
 - a) If Building 7 will be accessed from the south, as implied from the cross section, access for vehicles / pedestrians should be defined.
 - b) The design relies on grades up to 8% on gravel driving cross slopes with reverse crowns. Wills recommends that, in the absence of locally determined design standards, that the maximum cross slope for these areas be set to 5%.

We estimate that we will need approximately \$11,000.00 to complete an engineering review for 1st submission on behalf of both the ZBA and SPA approvals. This includes the \$750 fee for the high-level review.

We can provide our review within two weeks of approval.

Respectfully submitted,

Handwritten signature of Eric St. Pierre in black ink.

Eric St. Pierre, P.Eng.
Project Engineer

ESP/CP/jh

Handwritten signature of Chris Proctor in black ink.

Chris Proctor, P.Eng.
Manager, Land Development Engineering

Douro-Dummer Peer Review
192 County Road Storage



D.M. Wills Associates Limited Exhibit A – Work Order			
Project Name:	Douro-Dummer Peer Review, 192 County Road Storage		
Project Number/Phase:	20089-011	Date:	July 4, 2024
D.M. Wills Project Manager:	Chris Proctor, P.Eng.		
Client Name:	Township of Douro-Dummer		
Client Address:	894 South Street, P.O. Box 92, Warsaw, ON, K0L 3A0		
Location of Services:	192 County Road 4, Douro-Dummer, ON, K9J 6Y1		
Scope of Work described as follows or as described in the attached proposal:			
Engineering peer review, including a high-level review, as outlined in the letter dated July 4, 2024.			
Attachments:			
Letter dated July 4, 2024.			
Retainer Amount: NA			
Contract Price: \$11,000.00 (exclusive of applicable tax)			
Written Format: Eleven thousand dollars and zero cents			
Schedule:	Start Date:	Completion Date:	
Subject to Terms & Conditions of D.M. Wills Associates Limited's Agreement with Client Dated: May 3, 2021			Not Applicable: <input type="checkbox"/>
D.M. Wills Associates Limited:			
_____			Date: _____
Signature (above)			
Print Name and Title (above)			
Client:			
_____			Date: _____
Signature (above)			
Print Name and Title (above)		Email Address and Telephone Number	
Both Parties understand what is being signed and have had the opportunity to review the Agreement with their Solicitors.			