



August 30, 2021

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

Attention: Martina Chait, Deputy Clerk

Dear Ms. Chait,

**Re: Wildfire Golf Club Building Addition
Township of Douro-Dummer
Technical Peer Review – 1st Site Plan Approval Submission
D.M. Wills Project No. 18-20089-006**

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer to complete a Technical Peer Review of the site plan application for the proposed building addition of the Wildfire Golf Club.

The following information was received as part of this Peer Review:

- Revised Site Plan Drawing, FAD Architects, dated November 2020.
- Civil Design Drawings, Engage Engineering, dated April 16, 2021
- Stormwater Management Report, Engage Engineering, dated April 2021

Proposed Development Description

The previous site plan for the Wildfire Golf Club was completed by Philips Engineering in 2005, which included the construction of the main clubhouse building and associated parking area. Drainage is split between two outlet locations. The clubhouse and northern portion of the parking area are directed north to a fairway pond, while the southern parking area is directed south to another pond, which discharges to the County Road 6 roadside ditch. Outflow from both ponds is ultimately conveyed to Stoney Lake. Water and sanitary servicing is provided by a private well and septic system and fire protection is provided by a dry hydrant within the fairway pond.

The proposed development expansion includes a new golf cart storage building east of the existing clubhouse. The proposed grading plan will direct all runoff from the expansion area to the south stormwater management pond. Quantity controls are proposed to be provided by a grassed detention basin adjacent to the proposed building and quality



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controls are not proposed as the building will not increase off-site sediment loading.

Comments

Based on the information provided, we have the following comments regarding the proposed design.

1.0 Site Plan and Civil Drawings

- 1.1 No water or sanitary servicing information has been provided. Please confirm that the proposed building does not include any washrooms or cart washing areas. If these services are proposed, please ensure that the design information is included within the civil design drawings.
- 1.2 Fire flow calculations have not been provided. The Township's Chief Building Official should confirm that the existing dry hydrant provides sufficient fire protection for the proposed building.
- 1.3 Please confirm the depth of topsoil as it is labelled differently on the Site Servicing and Grading Plan and the Details Plan.
- 1.4 Please confirm the outlet culvert material as it is labelled differently on the Site Servicing and Grading Plan and the Details Plan. Also, ensure that the modelling calculations used in the SWM report are consistent with the material selected.

2.0 Stormwater Management Report

- 2.1 The existing and proposed drainage figures should include north arrows.
- 2.2 The stage-discharge curve for the 100 mm outlet pipe appears to use the discharge coefficient for an orifice plate rather than an orifice tube. Regardless, we recommend modelling the outlet as a culvert rather than an orifice, based on the slope and length of the pipe,
- 2.3 The proposed overflow weir design should be revised to ensure that the 100-year storage volume is provided prior to spilling between the rip-rap.
- 2.4 Sediment loading calculations should be provided for the south stormwater pond and should be based on the entire drainage area contributing runoff. Sediment loading calculations for the north pond are not required.



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We trust that this information is suitable for your purposes at this time.
Please contact our office if you have any questions or require clarification.

Respectfully submitted,

A handwritten signature in black ink that reads "Chris Proctor-Bennett".

Chris Proctor-Bennett, P.Eng.
Project Engineer

CPB