

DECEMBER 23, 2021

2055-5899

SENT BY: EMAIL

Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1Y1

Attention: Liz Buckton, BSc. (Hons), MCIP, RPP, Manager, Development Services

**RE: FLOODPLAIN CONFORMANCE LETTER
23 & 37 TROWBRIDGE STREET EAST, & 12 BAYFIELD STREET
MUNICIPALITY OF MEAFORD, COUNTY OF GREY**

Dear Liz,

Georgian Bay Harbour Inc. retained Crozier Consulting Engineers (Crozier) to prepare a Floodplain Conformance Letter in support of the planning applications for a proposed residential development located at 23 & 37 Trowbridge Street East, & 12 Bayfield Street within the Municipality of Meaford. In this letter we refer to the proposed development as the Subject Property.

This letter confirms that the proposed development is in conformance with the conclusions and recommendations that were established as part of the *Two-Zone Flood Study (Crozier, December 2019)* completed for the Meaford Inner Harbour.

1.0 BACKGROUND

The Meaford Inner Harbour is a known flood area. It has experienced historic flooding issues associated with the ice jams at the Trowbridge Street Bridge in Meaford during the spring freshet.

In 2014, the Municipality of Meaford established a two-zone floodplain area for the Meaford Inner Harbour in their Official Plan through the Municipality's 5-year Official Plan review process. This two-zone floodplain area is referred to as the Study Area in this letter. Schedule A1 of the Official Plan, updated in June 2014, designates the Meaford Inner Harbour (including the Study Area) as a Two-Zone Policy Area.

The *Two-Zone Flood Study (Crozier, 2019)* presents the technical analysis completed to establish development constraints associated with the Study Area. The final report completed by Crozier in 2019 was peer reviewed from a technical perspective by Ainley Group and was subsequently accepted by the Municipality of Meaford and the Grey Sauble Conservation Authority.

The results of the *Two-Zone Flood Study (Crozier, 2019)* concluded that development could occur within the Meaford Inner Harbour properties identified in the Study, including the Subject Property. Based on the modeling results, development on these properties will not result in adverse upstream or downstream impacts. The Study also establishes a flood proofing elevation of 181.00 m.

2.0 PROPOSED DEVELOPMENT

The proposed development is a 5-storey residential building consisting of 149 units complete with two levels of underground parking.

The Functional Servicing and Stormwater Management Report (December, 2021), also prepared by Crozier to support the proposed development, should be read in conjunction with this letter. A Preliminary Grading Plan was prepared as part of the report. Perimeter grades along the property lines and pedestrian entrance and building grades have been set at or above 181.00 m; therefore, the proposed development will be above the Big Head River floodplain elevation and adequately floodproofed based on the recommendation outlined in the *Two-Zone Flood Study (Crozier, 2019)*.

The proposed driveway to the underground parking is located on the west end of the proposed development. The Trowbridge Street East elevations at this point along with the proposed driveway elevations are above the flood proofing elevation. As such, access from the driveway and Trowbridge Street East to Sykes Street North will not be inundated by flood waters.

The proposed pedestrian entrance has been set at or above the flood proofing elevation of 181.00 m. The existing Trowbridge Street East elevation at the pedestrian entrance is above the modeled floodplain elevation. As such, access from the pedestrian entrance and Trowbridge Street East to Sykes Street North will not be inundated by flood waters.

Based on the modeling results from the *Two-Zone Flood Study (Crozier, 2019)* vehicular and pedestrian access to the proposed development will be dry and above the floodplain elevation. As such, safe access to the proposed development will be provided.

3.0 CONCLUSIONS

Based on the preliminary design the proposed development is adequately floodproofed and safe access has been provided, we also conclude that:

- The Preliminary Grading Plan was prepared in accordance with the recommendations of the *Two-Zone Flood Study (Crozier, 2019)*.
- The proposed finished floor elevation and perimeter grades have been set at or above the flood proofing elevation.
- The proposed grading design will direct drainage away from the proposed building.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



Brendan Hummelen, P.Eng.
Project Engineer
c.c. Grey Sauble Conservation Authority