

File 121207

July 26, 2021

Brandon Prest
Dunn Capital Corporation
100 Pretty River Parkway South
Collingwood, Ontario L9Y 5A4
bprest@dunncap.ca

Re: Georgian Bay Club, 516689 7th Line, Town of The Blue Mountains
Site Drainage and Servicing Brief

Dear Mr. Prest:

Tatham Engineering Limited (Tatham) has been retained to complete a drainage and servicing review in support of the proposed 929 m² addition to the clubhouse building at the Georgian Bay Club. The Georgian Bay Club lands are legally described as Part of Lots 26 and 27, Concession 7, in the Town of The Blue Mountains. The subject property is approximately 114.7 hectares and is bounded by Highway 26 and Grey Road 40 to the north, Camperdown Road to the east, 7th Line to the west and private residences to the south. The existing clubhouse is in the center of the property, surrounded by golf course holes to the north, east and south, and the internal driveway to the west.

The following has been completed in support of the Site Plan Amendment application for the proposed clubhouse addition.

PROPOSED ADDITION TO CLUBHOUSE

The proposed addition to the clubhouse consists of an indoor fitness area, yoga studio, massage rooms, locker rooms, saunas, and golf simulators. The roof of the addition is a grassed / landscaped feature with a walking path and stairs down to the lower level which includes a patio and outdoor swimming pool.

The lower level of the proposed addition will initially match to the existing clubhouse basement elevation but will also be stepped down approximately three risers. The rooftop of the proposed addition will be close to the same elevation as the main level of the clubhouse.

A small existing concrete patio overlooking the 18th fairway and green will be removed and an existing practice putting green will be reduced in size.

STORMWATER MANAGEMENT

An extensive storm sewer system is constructed throughout the golf course with two existing catch basins located just north of the proposed addition along the cart path, and another catch basin located just south of the proposed addition. Surface drainage surrounding the proposed addition will be graded to convey stormwater to these existing catch basins, as it does under existing conditions; therefore, will remain consistent with the overall clubhouse and golf course drainage designs (refer to SG-1 enclosed).

The impact of the proposed addition on the stormwater infrastructure and management plan is considered negligible based on the following:

- 0.09 hectare addition represents 0.078% of the overall 114.7 hectare development;
- The overall imperviousness of the clubhouse/golf course site will remain unchanged.

Therefore, no additional quantity or quality controls are required to ensure the golf course stormwater management systems continue to work as designed.

GREY SAUBLE CONSERVATION AUTHORITY

A portion of the golf course southeast of the proposed addition falls with the Grey Sauble Conservation Authority's (GSCA) regulated area. All work will be completed outside of the regulated limit (refer to SG-1 enclosed). The construction access will utilize the existing paved cart path leading to the practice green. Silt fence will be installed along the outside of the cart path and along the regulated limit to ensure the migration of sediment is contained within the already developed area. It is expected that a permit from the GSCA will not be required for this work.

SEDIMENT & EROSION CONTROL

Siltation and erosion controls will be implemented for all construction activities, including topsoil stripping, material stockpiling, building construction and grading operations. Sediment and erosion control measures to be implemented during construction are summarized as follows:

- Heavy duty silt fence will be erected around the construction access and perimeter of the site prior to the commencement of construction activities to control sediment movement;
- The two catch basins to the north and the catch basin to the south of the addition will be fitted with filter fabric below the covers to trap any sediment during construction activities, and will be cleaned out as required throughout construction;
- Regular inspections should be instituted, and the control measures should be maintained until final restoration is complete.



SITE SERVICING

EJS Engineering has confirmed the existing clubhouse has a 150 mm dia. sanitary service capable of handling up to 700 fixture units. The existing clubhouse currently has 550 fixture units, and the addition will add another 100, bringing the total up to 650 fixture units. Therefore, the existing sanitary service is sufficient for the proposed addition and external upgrades are not required.

EJS Engineering has also confirmed the existing domestic water service is well beyond the required capacity for the existing clubhouse and proposed addition and no external upgrades are required.

Refer to the email from EJS Engineering dated July 19, 2021, and a letter dated July 26, 2021 for additional information.

TRAFFIC/TRANSPORTATION

The proposed clubhouse addition will be available to club members only, therefore it is expected that the existing traffic volumes will remain unchanged due to the addition. The Town of The Blue Mountains also confirmed at the time of the pre-consultation meeting the proposed addition does not trigger the need for additional parking spaces.

SUMMARY

The review completed confirms water and sanitary servicing are readily available from the existing clubhouse and no external upgrades are required. The addition does not require additional stormwater management (SWM) controls as the proposed grading remains consistent with the overall clubhouse and golf course drainage design. To ensure a GSCA permit is not required, all construction activities are to remain outside the regulated area. Sediment and erosion control measures are to be implemented prior to the commencement of construction activities and maintained until final restoration is complete.

We trust that this letter sufficiently provides the information necessary to describe the servicing opportunities and constraints for this property.

Yours truly,

Tatham Engineering Limited



Andrew Schoof, M.A.Sc.
Intern Engineer
AS:rlh



Randy Simpson, B.A.Sc., P.Eng.
Director, Manager – Land Development Engineering



Jeremy Acres

From: Brandon Prest <bprest@dunnca.ca>
Sent: July 19, 2021 2:10 PM
To: Jeremy Acres
Cc: Ken Hale
Subject: FW: Georgian Bay - Sanitary Service

CAUTION: This email originated from outside of Tatham Engineering. Do not click on links or open attachments unless you know the sender and have verified the sender's email address and know the content is safe.

Hi Jeremy,

Our mechanical engineer has confirmed fixture units for existing on new addition and confirmed the 6" sanitary as existing is sufficient for the addition. There is no sanitary changes required per our mechanical engineer.

I just hung up from a call from Gabriel who authored the below email, and he also confirmed that the domestic supply water is also well beyond are needed capacity and loads.

Thanks,
Brandon

DUNN|CAP

Brandon Prest
Project Manager
Dunn Capital Corporation
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C: 416-564-2236

From: Gabriel Shomali <gabriel@ejsengineering.ca>
Sent: July 19, 2021 1:58 PM
To: Brandon Prest <bprest@dunnca.ca>
Cc: Elias J. Shomali <elias@ejsengineering.ca>
Subject: Georgian Bay - Sanitary Service

Hello Brandon,

Hope you're doing well 😊 I ran the load calculation you requested. We currently have 550 fixture units in the existing building, and will be adding on another 100, which gives us a total of 650. The existing 6" sanitary line can handle up to 700.

The existing 6" main sanitary line will work fine, so there is no need to upsize.

Please let me know if you need anything else from our end.

Best Regards,



Gabriel Shomali

Mechanical Designer | BSME, E.I.T (Canada), E.I. (U.S.A)

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July 26th, 2021

Project: Georgian Bay Golf Club

Project Address: 516689 7 Line, Clarksburg, Ontario

Receiving Company:	DUNNCAP Capital Corp.
Attention of:	Brandon Prest
Contact Email:	bprest@dunncap.ca

Hello Brandon,

We have concluded our main incoming water & sanitary lines study, and have concluded that, we will not be needing any upgrades. Currently, we have a 6" sanitary line, and an 8" water line. This will be more than enough to accommodate the new addition to the golf club. However, we will require the sprinkler trades to preform a water flow test and let us know exactly how much water the sprinkler system will require.

Best Regards,



Gabriel Shomali
Mechanical Designer | BSME, E.I.T (Canada), E.I. (U.S.A)

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