



Frequently Asked Questions

PARKBRIDGE-CRAIGLEITH (P2433)

Q: Has Parkbridge fulfilled their Draft Plan Condition with respect to the Regional Stormwater Management Report obligation? Why are they able to clear trees/grade/complete earthworks/install civil servicing prior to the Drainage Act Process

A: Yes, Parkbridge has sufficiently fulfilled its Draft Plan Condition with respect to the Regional Stormwater Management Report obligation. A Regional Stormwater Management Report has been prepared that satisfied the Town, Grey Sauble Conservation Authority (GSCA), and Ontario Ministry of Transportation (MTO), which was the requirement in Parkbridge's Draft Plan Conditions. Sign-off from these required parties has been documented in Staff Report PDS.22.109 titled "Regional Stormwater Management Plan Drainage Act Assessment – Other Agency Approvals and Draft By-Law" to Council, and further clarified in [follow up correspondence from MTO](#).

Since the Town has obtained sign-off from the required agencies and has received all other technical information referred to in Draft Plan Condition #12, the condition is deemed cleared. This, along with the clearance of other relevant Draft Plan Conditions, enabled the Town's preparation and execution of Development Agreements for the Parkbridge Craigleith Ridge site. The executed Agreements approve the site works currently underway on the Parkbridge Craigleith Ridge site, and are as follows:

- Pre-servicing Agreement was executed on October 18, 2022, that provided approval to remove trees and complete pre-grading.
- Amending Pre-Servicing Agreement was executed on December 6, 2022, that approved installations of civil underground services including pipe systems and concrete box culverts.
- Subdivision Agreement was executed in January 2025.

In January 2025, a Subdivision Agreement was executed for the Parkbridge development, allowing the development to proceed beyond the pre-servicing stage. The development's infrastructure has since been connected to the Town's water and wastewater systems.

Q: Has the Ontario Ministry of Transportation (MTO) received and reviewed the final plans for the Regional Stormwater Management improvement works?

A: The Ontario Ministry of Transportation (MTO), Town, and Grey Sauble Conservation Authority (GSCA) have received and reviewed the Regional Stormwater Management Report, which includes the preliminary engineering for the outlet improvements required. This report confirms the key constraints and parameters for the design, the preliminary engineering that proves feasibility, and identifies the resources required. Detailed design engineering drawings are the next step. Now that the Town, GSCA, and MTO have found this report acceptable, the Consulting Engineers (Crozier Engineering) will complete the detailed design drawings and submit them to the same parties for permits/approval.

Q: Has the MTO confirmed the drainage system downstream of Parkbridge Craigleith Ridge, Eden Oak Trailhead and MacPherson Home Farm sites, in its current state, is sufficient to support any one of the 3 developments proceeding in the absence of the upgrade?



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A: The MTO was provided with a hydrological analysis that verified that the existing drainage system, in its current state, has the capacity for the Parkbridge Craigleith Ridge *interim* build-out condition. This interim build-out condition, approved for construction by the Town, includes the underground civil servicing works up to and including the roads, *but excludes* any home building. The post-development stormwater peak flows of the interim condition can be adequately controlled by the onsite rough-graded stormwater ponds to meet the Ministry of the Environment Conservation and Parks (MECP) requirements, and the downstream capacity constraints.

Q: What is that dark grey rectangular building I can see on the Parkridge site from Grey Road 19? Does it have servicing? Is it permanent?

A: The building on the Parkbridge site visible from Grey Road 19 is a future Sales Centre. Parkbridge followed the Town's review and approval process for a Sales Centre that resulted in the execution of a Site Plan Control Agreement on November 23, 2022. This Sales Centre is not equipped with water or wastewater servicing. It is not a permanent structure. The entrance road, clubhouse, parking, tennis courts, and green space will ultimately replace it.

Q: How have/are the learnings from the Master Drainage Plan work to date informing the Stormwater Management Regional Plan for Parkbridge Craigleith Ridge, Eden Oak Trailhead and MacPherson Home Farm developments?

A: The Regional Stormwater Management Plan for the Parkbridge, Eden Oak, and Homefarm sites, addresses stormwater conveyance issues documented in the 1993 Craigleith Camperdown Subwatershed Study, and verified in the Townwide Master Drainage Plan (*MDP*). The climate change increase in rainfall intensity adopted in the MDP is being applied to the RSWMP.

Q: How are/will the Stormwater plans for the Parkbridge, Eden Oak and Homefarm developments be integrated into any recommended work arising from the Master Drainage Plan?

A: The Regional Stormwater Management Plan solution to Flooding on Watercourses 7, 8, and 9 has been verified in the Town-wide Master Drainage Plan (*MDP*) to resolve long-standing existing conditions issues on these watercourses, and, be independent of the preferred solutions for other watercourses (specifically 6 and 10). Implementation of works on Watercourses 7, 8, and 9 at this time through the Drainage Act will reduce costs to the public by approximately \$2 Million.

Q: Why is the feasibility of Low Impact Development designs absent from the aforementioned reports?

A: The Engineering consultant's Stormwater Management report outlines the proposed design, how the design complies with Town & Provincial requirements, and operational & maintenance requirements. The report is not required to describe alternative designs that may have been considered. Additionally, as the Provincial LID manual has not yet been released, and consideration of LID is not required by the Town's current Engineering standards; Engineering consultants do not have to address the applicability of LID to the site.

As additional background, one of the most significant hydrologic impacts of land development is seen in small/frequent rainfall events where the hydrologic response transitions from infiltration to runoff. Infiltration LIDs can mitigate land-development-induced changes in runoff response; however, the efficacy of LID is highly dependent upon soil



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permeability & water table elevation. Shale, clays, tight tills, or a high water table, (as found at Parkbridge) are not conducive to successful LID application.

Q: Will residents be paying for part of the Regional Stormwater Management improvement works?

A: No. The Regional Stormwater Management improvement works have been completed and were fully funded by the three developers through a Cost-Sharing Agreement. Residents, the Town and the Ministry of Transportation (MTO) were not required to contribute to the costs of these works.

While final acceptance of the completed works by the Town is still pending, the developers remain responsible for the associated costs.

Q: Will any residents be compensated for the Regional Stormwater Management improvement works? Is any land being acquired/purchased from residents?

A: Yes, per section 2.11 of the [Regional Stormwater Management Plan – Blue Mountain Diversion Drain – Drainage Act Assessment Report, dated June 6, 2022, by WT Infrastructure](#), one existing resident will be compensated because the drainage improvement works will require tree removal and drainage improvements on their property. The compensation value is based on tree removal/replacement value, MPAC assessments, and comparable land value in the area. There is no land being acquired; it is only undergoing drainage improvements.

Q: How will this affect the impacted resident's MPAC assessment?

A: WT Infrastructure's Report indicated that "the property [213 Lakeshore Rd E] was already encumbered by the existing Blue Mountain Municipal Drain and as Watercourse 8 is a natural watercourse that the works proposed would not encumber their development opportunity any more than it currently is." We suspect no change in MPAC, but recommend verifying with MPAC.

[Preliminary information on MPAC assessment is provided here.](#)

Q: Did the Regional Stormwater Management Report HEC-RAS modeling include a scenario with future blockage at Watercourse 8? How will that impact Watercourses 7/9 under the proposed works? Is there flood mapping of the condition during a 100-year flood event?

A: The HEC-RAS modeling has been undertaken in accordance with Town and Provincial Standards. The probability of a blockage at Watercourse 8 will inherently be reduced by the larger culvert opening associated with the proposed works. The works are being designed to provide conveyance up to and including the Regulatory (Timmins) event flows, such that the frequent flooding that currently occurs will be prevented.

Q: In the report, it references an engineer's report dated 1994 on the stormwater management of the Eden Oak development. Can that be relied upon to be accurate due to the changes and development in the past 30 years?



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A: The only 1994 reports referenced in the [Regional Stormwater Management Plan – Blue Mountain Diversion Drain – Drainage Act Assessment Report, dated June 6, 2022, by WT Infrastructure](#) are two past municipal drain Engineer Reports, namely:

- Blue Mountain Outlet & Diversion Drain Municipal Drain Report, dated February 15, 1994.
- Ford Outlet Drain Report, dated February 15, 1994.

These are not stormwater management reports for the Eden Oak Trailhead development.

Q: How will the Parkbridge development impact groundwater levels of Lakeshore Road East and surrounding residential properties?

A: The proposed developments will reduce the overland flood risk of surrounding properties, through the collection and conveyance of runoff to an adequate outlet.

Q: How will the Parkbridge Craigleith Ridge development impact Watercourse 6 and/or 7?

A: The Parkbridge development is not within the drainage boundaries of Watercourses 6 or 7, which are located further east. It will not impact these Watercourses.

Watercourse 7 currently spills excess stormwater flood flows to Watercourse 6 through the Trailhead Eden Oak Site. Watercourse 6 has problems downstream and does not have enough capacity to outlet flows to Georgian Bay without flooding its surrounding areas. If the Regional Stormwater Management improvement works are installed, the excess stormwater spills of Watercourse 7 can be diverted to Watercourse 8 and safely outlet to Georgian Bay. The excess stormwater of Watercourse 7 will no longer spill to Watercourse 6, mitigating the existing flooding risks on Watercourse 6 downstream of the site(s).