

October 7th, 2025

Manorville Homes Ltd.

205 MacKenzie Avenue

Ajax, ON L1S 2G1

mjamieson@manorvillehomes.ca

**Re: Stormwater Management Brief
15682 Simcoe Street, Port Perry, ON
Township of Scugog
Our File: 125042**

Dear Matthew Jamieson,

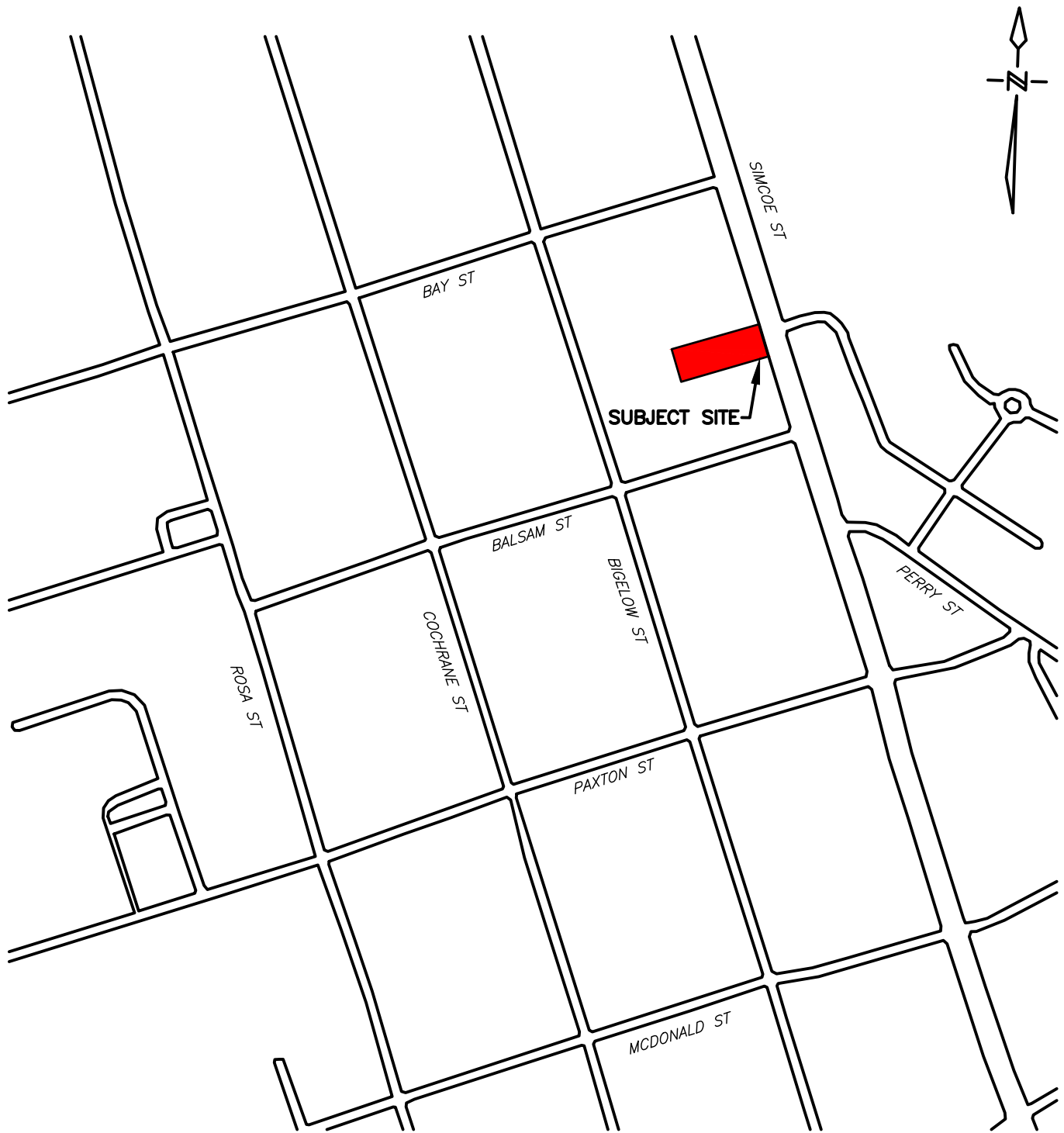
In support of the proposed building permit application for the above referenced property, we herewith submit the following Stormwater Management Brief for submission. This brief has been undertaken to ensure that the proposed residential development can occur without any anticipated adverse impact to the neighbouring properties and downstream watercourse.

The subject property is located on 15682 Simcoe Street in the Township of Scugog, Regional Municipality of Durham. Refer to **Figure 1**, the Site Location Plan. The subject site is currently a vacant vegetated site with existing zoning in place for a residential building. The development application proposes the construction of a semi-detached residential building.

The site area is approximately 0.10ha. Under existing conditions, the runoff from the property drains from the rear to the front of the property. Runoff that drains to the front yard travels to the front of the property where it is conveyed off-site via the boulevard and Simcoe Street road allowance. These drainage patterns are not proposed to be altered under post development conditions.

Through past development applications, the Township has been agreeable to the stormwater management strategy of modelling the total site runoff in pre-development and post-development conditions and capturing the increase in runoff volume on-site in an infiltration gallery, or equivalent Low Impact Development (LID) system. This will be the proposed strategy for this property.





15682 SIMCOE STREET, PORT PERRY, ON

SITE LOCATION PLAN



**D.G. BIDDLE
& ASSOCIATES**

CONSULTING ENGINEERS & PLANNERS

481 Taunton Rd W, Oshawa ON
150 King St, Peterborough ON

Phone: 905-576-8500

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dgbiddle.com

PROJECT NO.

125042

DRAWING NO.

DRAWN BY:

C.P.J.

CHECKED BY:

K.G.K.

DATE:

AUG 2025

SCALE:

NTS

FIG 1

The proposed infiltration gallery sizing will be separated based on tributary drainage area to both the front and rear yard based on proposed grading and building roof plans which were provided for our use.

To determine the rainfall volume produced in pre-development and post-development conditions, hydrologic modelling was completed using VISUAL OTTHYMO 6.2. A NASHYD Sub-Routine was used to simulate the pervious areas of the site in pre-development and post-development conditions. The STANDHYD Sub-Routine was used to simulate the impervious areas of the site in post-development conditions. A percent imperviousness of 100% was selected to simulate all impervious roof/hardscaped areas. Runoff volumes were computed with a 4-hour Chicago Storm Distribution for the 100-year return frequency event using Intensity-Duration-Frequency (IDF) data obtained from the Township of Scugog engineering Criteria. Tabulated below in Table 1 are the results of the pre-development and post-development runoff volumes. Refer to the detailed HYMO output appended to this report for details. Volumes were computed as a product of the rainfall depth and site area. Storm Drainage areas are exhibited on Drawings SD-1 and SD-2, appended to this report.

TABLE 1: PRE VS POST DEVELOPMENT RUNOFF VOLUME

DRAINAGE AREA	RETURN FREQUENCY (YEARS)	PRE-DEVELOPMENT RUNOFF DEPTH (mm)	POST-DEVELOPMENT RUNOFF DEPTH (mm)	PRE VS. POST DEVELOPMENT RUNOFF DEPTH (mm)	RUNOFF VOLUME CAPTURE REQUIRED (m ³)	STONE VOLUME FOR CAPTURE REQUIRED (m ³)
REAR YARD	100	34.78	56.22	21.44	13.05	32.62
FRONT YARD	100	34.78	68.15	33.37	13.06	32.65

As seen above in Table 1, due to an increase of the site's imperviousness, the site produced higher runoff volumes in post-development. As such, to attenuate the runoff leaving site, infiltration galleries have been proposed to retain the difference in runoff on-site for rainfall events up to and including the 100-year event. It was determined that 13.05m³ of runoff volume capture on the rear side of the site and 13.06m³ of runoff volume capture on the front side of the site over the site area is required to attenuate runoff to pre-development conditions for the 100-year rainfall event. The 100-year event was chosen as it is the most conservative scenario.

Two infiltration galleries are proposed in the rear yard of the property with dimensions of approximately 3.30m x 3.30m x 1.50m deep composing of 50mm clear stone (with a void ratio of 40%) which will capture 13.07m³ of runoff volume.



The infiltration galleries at the front of the site with dimensions of approximately 2.80m x 3.9m x 1.50m deep composing of 50mm clear stone (with a void ratio of 40%) which will each capture up to 13.10m³ of runoff volume. The proposed galleries will exceed the difference in runoff volume generated by the property for the 100-year rainfall event. The infiltration galleries have been situated at the front and rear yard of the properties, where front and rear downspouts are to be directly connected to the galleries with overflows to grade in accordance with the Township of Scugog standards.

Through preliminary site planning, it was determined that the window well and accessory dwelling unit pathway to the rear of the building along the side yards would not allow for a typical 0.15m deep side yard swale. To provide adequate drainage to the side yards and ensure runoff does not impact adjacent properties, permeable pavers are proposed along the side yard which will connect via perforated Big 'O' subdrain to the infiltration galleries at the front. The building is to have a waterproof membrane along the exterior side yard walls to ensure permeable pavers do not impact the building.

The Infiltration Galleries were sized in accordance with the Low Impact Development Stormwater Management Planning and Design Guide (2010), By TRCA & CVC. Calculations for the sizing of the trench have been provided outlining assumptions and design considerations for your reference.

In addition, the maintenance and operation of the infiltration galleries is to be done in accordance with the Low Impact Development Stormwater Management Planning and Design Guide (2010) By TRCA and CVC. The maintenance and operation requirements have been summarized below:

Regular inspection is required to ensure proper function of the infiltration galleries. Inspection via a monitoring well is to be performed, at minimum, annually and after every major rainfall event (>25mm) to ensure that the infiltration trench drains within the maximum allowable time of 72 hours. If slow drainage persists, the removal and replacement of the granular material and/or geotextile may be required.

Typical maintenance for an infiltration trench includes removal of debris from inlets, such as eavestroughs. Additional maintenance can include erosion repairs and reapplication of topsoil and sod.

We trust the Township of Scugog concurs with our findings and the above satisfies the requirements for the Development Application as they relate to stormwater management. Should you have any questions regarding the foregoing, please contact our office at your convenience.



Yours truly,

D.G. BIDDLE & ASSOCIATES LIMITED



Curtis Johnston, B.Eng.
Intermediate Designer
Civil Group



Kurtis Keuning, P.Eng.
Senior Project Engineer, Partner
Civil Group

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APPENDIX

WEIGHTED RUNOFF COEFFICIENT

HYMO OUTPUT

INFILTRATION GALLERY SIZING



Post-Development Weighted Runoff Coefficients
15682 Simcoe Street, Port Perry
Job Number: 125042

2025-10-03
2/2

Post-Dev Flows - Rear Yard Area = 0.061 ha

Material	Area (ha)	RC (I)	A*I
Impervious Area	0.020	0.90	0.018
Pervious Area	0.041	0.20	0.0082
Total	0.061		0.0262
Weighted RC =	0.43		
% IMP =	32.8%		

Post-Dev Flows - Front Yard Area = 0.039 ha

Material	Area (ha)	RC (I)	A*I
Impervious Area	0.029	0.90	0.0261
Pervious Area	0.010	0.20	0.002
Total	0.04		0.0281
Weighted RC =	0.72		
% IMP =	74.4%		



1

**Pre-Development
AREA [ha] - 0.100**



2

**Post-Development - Rear
AREA [ha] - 0.061**



3

**Post Development - Front
AREA [ha] - 0.039**



4

**Post-Development
AREA [ha] - 0.100**

15682 SIMCOE STREET, PORT PERRY, ON

VISUAL OTTHYMO SCHEME



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FIG 2

COMMENTS: _____

** SIMULATION : 6. 100 Year **

CHICAGO STORM
Ptotal= 76.49 mm

IDF curve parameters: A=2507.000
B= 14.800
C= 0.880
used in: INTENSITY = A / (t + B)^C

Duration of storm = 4.00 hrs
Storm time step = 10.00 min
Time to peak ratio = 0.33

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hrs	mm/hr	hrs	mm/hr	hrs	mm/hr	hrs	mm/hr
0.00	3.91	1.00	49.06	2.00	12.26	3.00	4.92
0.17	4.69	1.17	148.61	2.17	9.92	3.17	4.46
0.33	5.83	1.33	64.28	2.33	8.29	3.33	4.08
0.50	7.68	1.50	33.91	2.50	7.10	3.50	3.75
0.67	11.07	1.67	21.97	2.67	6.19	3.67	3.48
0.83	18.89	1.83	15.87	2.83	5.49	3.83	3.24

CALIB
NASHYD (0001)
ID= 1 DT= 5.0 min

Area (ha)= 0.10 Curve Number (CN)= 78.0
Ia (mm)= 5.00 # of Linear Res.(N)= 3.00
U.H. Tp(hrs)= 0.10

NOTE: RAINFALL WAS TRANSFORMED TO 5.0 MIN. TIME STEP.

----- TRANSFORMED HYETOGRAPH -----

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hrs	mm/hr	hrs	mm/hr	hrs	mm/hr	hrs	mm/hr
0.083	3.91	1.083	49.06	2.083	12.26	3.08	4.92
0.167	3.91	1.167	49.06	2.167	12.26	3.17	4.92
0.250	4.69	1.250	148.61	2.250	9.92	3.25	4.46
0.333	4.69	1.333	148.61	2.333	9.92	3.33	4.46
0.417	5.83	1.417	64.28	2.417	8.29	3.42	4.08
0.500	5.83	1.500	64.28	2.500	8.29	3.50	4.08
0.583	7.68	1.583	33.91	2.583	7.10	3.58	3.75
0.667	7.68	1.667	33.91	2.667	7.10	3.67	3.75
0.750	11.07	1.750	21.97	2.750	6.19	3.75	3.48
0.833	11.07	1.833	21.97	2.833	6.19	3.83	3.48
0.917	18.89	1.917	15.87	2.917	5.49	3.92	3.24
1.000	18.89	2.000	15.87	3.000	5.49	4.00	3.24

Unit Hyd Qpeak (cms)= 0.038

PEAK FLOW (cms)= 0.015 (i)
TIME TO PEAK (hrs)= 1.333
RUNOFF VOLUME (mm)= 34.779
TOTAL RAINFALL (mm)= 76.492
RUNOFF COEFFICIENT = 0.455

(i) PEAK FLOW DOES NOT INCLUDE BASEFLOW IF ANY.

CALIB
STANDHYD (0002)
ID= 1 DT= 5.0 min

Area (ha)= 0.06
Total Imp(%)= 32.80 Dir. Conn.(%)= 32.80

IMPERVIOUS PERVIOUS (i)
Surface Area (ha)= 0.02 0.04
Dep. Storage (mm)= 1.00 1.50
Average Slope (%)= 1.00 2.00
Length (m)= 20.17 40.00
Mannings n = 0.013 0.250

NOTE: RAINFALL WAS TRANSFORMED TO 5.0 MIN. TIME STEP.

----- TRANSFORMED HYETOGRAPH -----

TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr
0.083	3.91	1.083	49.06	2.083	12.26	3.08	4.92
0.167	3.91	1.167	49.06	2.167	12.26	3.17	4.92
0.250	4.69	1.250	148.61	2.250	9.92	3.25	4.46
0.333	4.69	1.333	148.61	2.333	9.92	3.33	4.46
0.417	5.83	1.417	64.28	2.417	8.29	3.42	4.08
0.500	5.83	1.500	64.28	2.500	8.29	3.50	4.08
0.583	7.68	1.583	33.91	2.583	7.10	3.58	3.75
0.667	7.68	1.667	33.91	2.667	7.10	3.67	3.75
0.750	11.07	1.750	21.97	2.750	6.19	3.75	3.48
0.833	11.07	1.833	21.97	2.833	6.19	3.83	3.48
0.917	18.89	1.917	15.87	2.917	5.49	3.92	3.24
1.000	18.89	2.000	15.87	3.000	5.49	4.00	3.24

Max.Eff.Inten.(mm/hr)= 148.61 90.20
over (min) 5.00 10.00
Storage Coeff. (min)= 0.83 (ii) 8.19 (ii)
Unit Hyd. Tpeak (min)= 5.00 10.00
Unit Hyd. peak (cms)= 0.34 0.13

TOTALS

PEAK FLOW (cms)= 0.01 0.01 0.014 (iii)
TIME TO PEAK (hrs)= 1.33 1.42 1.33
RUNOFF VOLUME (mm)= 75.49 46.94 56.22
TOTAL RAINFALL (mm)= 76.49 76.49 76.49
RUNOFF COEFFICIENT = 0.99 0.61 0.73

***** WARNING: STORAGE COEFF. IS SMALLER THAN TIME STEP!

- (i) CN PROCEDURE SELECTED FOR PERVIOUS LOSSES:
CN* = 85.0 Ia = Dep. Storage (Above)
(ii) TIME STEP (DT) SHOULD BE SMALLER OR EQUAL
THAN THE STORAGE COEFFICIENT.
(iii) PEAK FLOW DOES NOT INCLUDE BASEFLOW IF ANY.

CALIB	Area (ha)= 0.04	
STANDHYD (0003)	Total Imp(%)= 74.40	Dir. Conn.(%)= 74.40
ID= 1 DT= 5.0 min		

	IMPERVIOUS	PERVIOUS (i)
Surface Area (ha)=	0.03	0.01
Dep. Storage (mm)=	1.00	1.50
Average Slope (%)=	1.00	2.00
Length (m)=	16.12	40.00
Mannings n =	0.013	0.250

NOTE: RAINFALL WAS TRANSFORMED TO 5.0 MIN. TIME STEP.

---- TRANSFORMED HYETOGRAPH ----							
TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr	TIME hrs	RAIN mm/hr
0.083	3.91	1.083	49.06	2.083	12.26	3.08	4.92
0.167	3.91	1.167	49.06	2.167	12.26	3.17	4.92
0.250	4.69	1.250	148.61	2.250	9.92	3.25	4.46
0.333	4.69	1.333	148.61	2.333	9.92	3.33	4.46
0.417	5.83	1.417	64.28	2.417	8.29	3.42	4.08
0.500	5.83	1.500	64.28	2.500	8.29	3.50	4.08
0.583	7.68	1.583	33.91	2.583	7.10	3.58	3.75
0.667	7.68	1.667	33.91	2.667	7.10	3.67	3.75
0.750	11.07	1.750	21.97	2.750	6.19	3.75	3.48
0.833	11.07	1.833	21.97	2.833	6.19	3.83	3.48
0.917	18.89	1.917	15.87	2.917	5.49	3.92	3.24
1.000	18.89	2.000	15.87	3.000	5.49	4.00	3.24

Max.Eff.Inten.(mm/hr)= 148.61 90.20
over (min) 5.00 5.00
Storage Coeff. (min)= 0.73 (ii) 4.66 (ii)
Unit Hyd. Tpeak (min)= 5.00 5.00
Unit Hyd. peak (cms)= 0.34 0.22

TOTALS

PEAK FLOW (cms)= 0.01 0.00 0.014 (iii)
TIME TO PEAK (hrs)= 1.33 1.33 1.33
RUNOFF VOLUME (mm)= 75.49 46.94 68.15
TOTAL RAINFALL (mm)= 76.49 76.49 76.49
RUNOFF COEFFICIENT = 0.99 0.61 0.89

***** WARNING: STORAGE COEFF. IS SMALLER THAN TIME STEP!

- (i) CN PROCEDURE SELECTED FOR PERVIOUS LOSSES:
CN* = 85.0 Ia = Dep. Storage (Above)
(ii) TIME STEP (DT) SHOULD BE SMALLER OR EQUAL

THAN THE STORAGE COEFFICIENT.
(iii) PEAK FLOW DOES NOT INCLUDE BASEFLOW IF ANY.

ADD HYD (0004)		AREA	QPEAK	TPEAK	R.V.
1 + 2 = 3		(ha)	(cms)	(hrs)	(mm)
ID1= 1 (0002):		0.06	0.014	1.33	56.22
+ ID2= 2 (0003):		0.04	0.014	1.33	68.15
=====		=====			
ID = 3 (0004):		0.10	0.029	1.33	60.87

NOTE: PEAK FLOWS DO NOT INCLUDE BASEFLOWS IF ANY.

PROJECT	15682 Simcoe Street, Port Perry
PROJECT #	125042
DATE	Oct 2025

Infiltration Galleries Sizing - Rear

100 Year Pre-Dev Runoff Depth =	34.78 mm
100 Year Post-Dev Runoff Depth :	56.22 mm
Site Area =	608.55 m ²
Capture Volume Req. =	13.05 m ³
Stone Void Ratio =	0.40

Stone Volume Req. =	32.62 m ³
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Proposed Depth =	1.50 m
Minimum Footprint Area Req. =	21.75 m ²

Infiltration Galleries - Rear

Prop Lengths =	3.30 m
Prop Widths =	3.30 m
* Footprint Area	21.78 m ²
Depth	1.50 m
Stone Volume Prop. =	32.67 m ³
Capture Volume Prop. =	13.07 m ³

Total Stone Volume Prop. =	32.67 m ³
Total Capture Volume Prop.=	13.07 m ³

* Footprint doubled as two galleries proposed

Infiltration Galleries Sizing - Front

100 Year Pre-Dev Runoff Depth =	34.78 mm
100 Year Post-Dev Runoff Depth :	68.15 mm
Site Area =	391.34 m ²
Capture Volume Req. =	13.06 m ³
Stone Void Ratio =	0.40

Stone Volume Req. =	32.65 m ³
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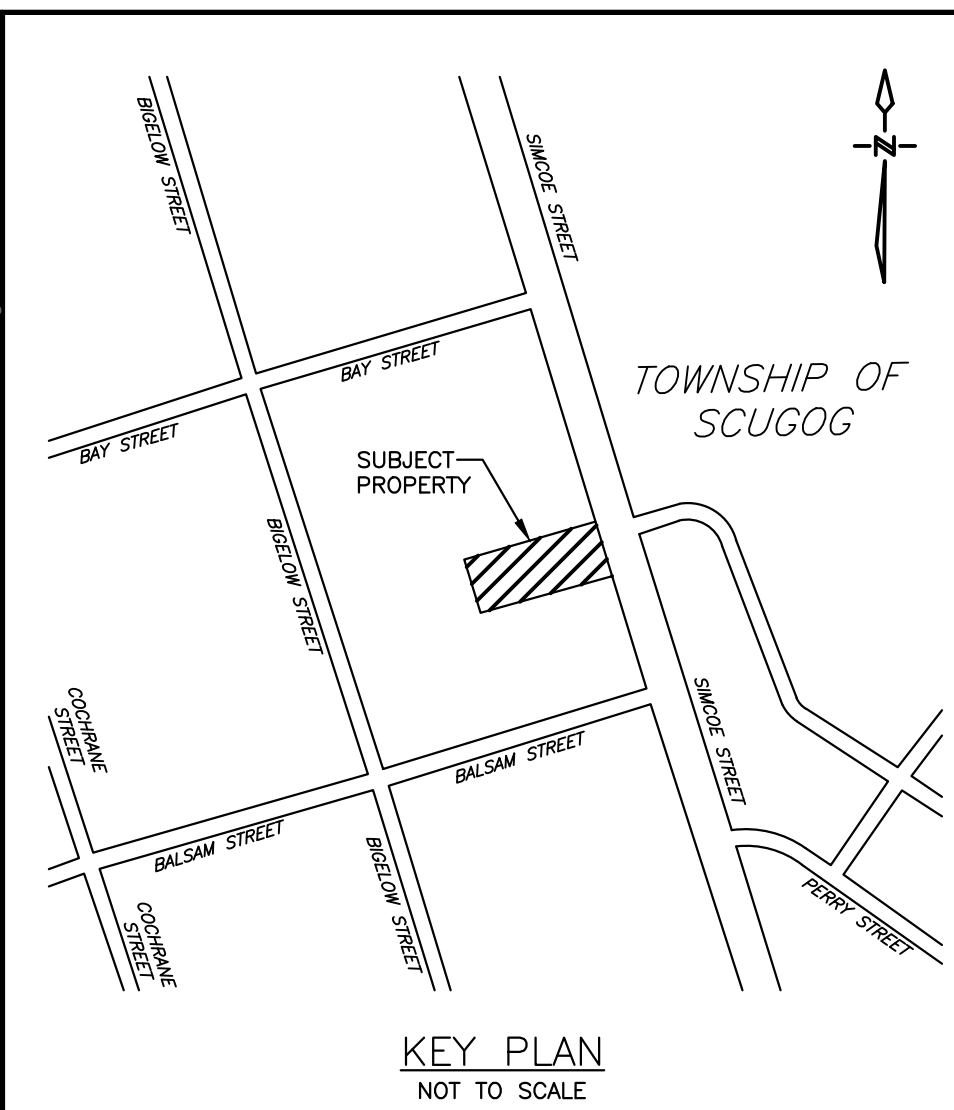
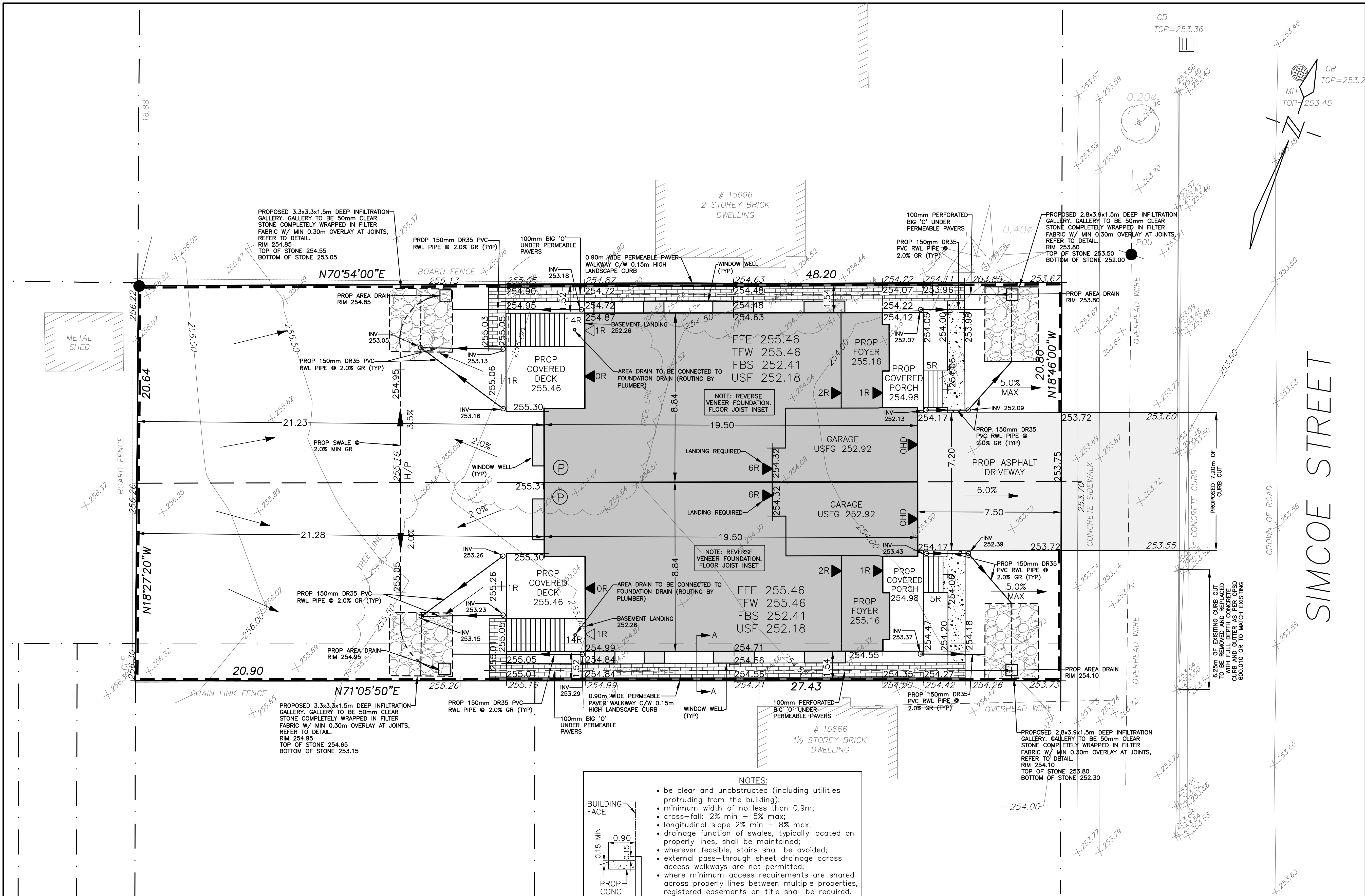
Proposed Depth =	1.50 m
Minimum Footprint Area Req. =	21.77 m ²

Infiltration Galleries- Front

Prop Length =	3.90 m
Prop Width =	2.80 m
* Footprint Area	21.84 m ²
Depth	1.50 m
Stone Volume Prop. =	32.76 m ³
Capture Volume Prop. =	13.10 m ³

Total Stone Volume Prop. =	32.76 m ³
Total Capture Volume Prop.=	13.10 m ³

* Footprint doubled as two galleries proposed



BENCH MARK
TOPOGRAPHIC SURVEY PREPARED BY IBW SURVEYORS ON SEPTEMBER 167, 2024.
SURVEY DERIVED FROM GPS OBSERVATION USING A REAL TIME NETWORK AND
ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)V7(2010).

- LEGEND**
- ORIGINAL SURVEY ELEVATION
 - ORIGINAL ELEVATION TO REMAIN
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE
 - DIRECTION OF DRAINAGE
 - ROOF WATER LEADER
 - SUMP PUMP
 - PERIMETER ENVIRO FENCE
 - ENTRANCE/WO ENTRANCE
 - PERMEABLE PAVER

- SITE GRADING NOTES**
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
 - ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER THE MUNICIPAL FIELD STAFF DIRECTION.
 - THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
 - QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
 - ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
 - ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.

PRELIMINARY
NOT FOR CONSTRUCTION

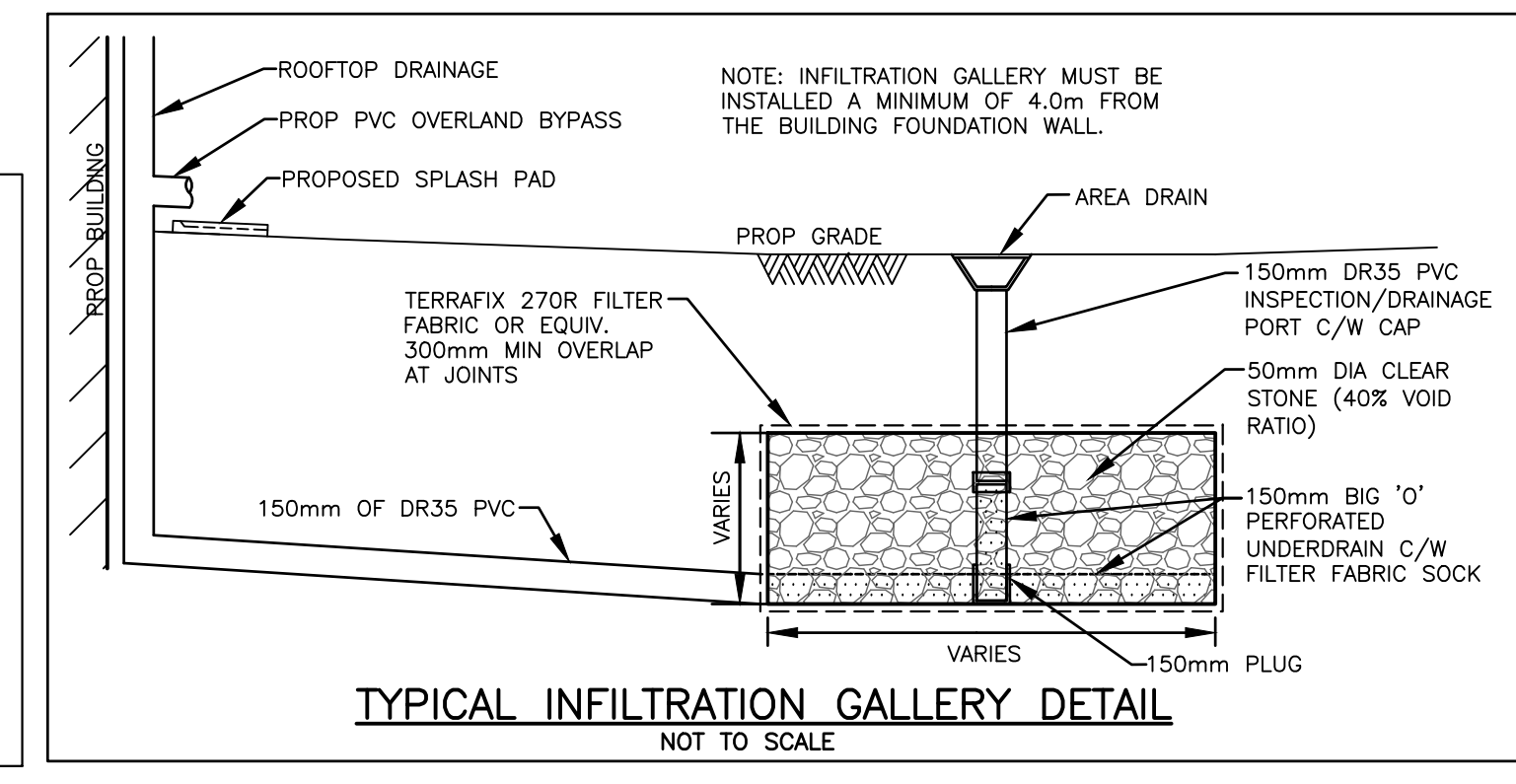
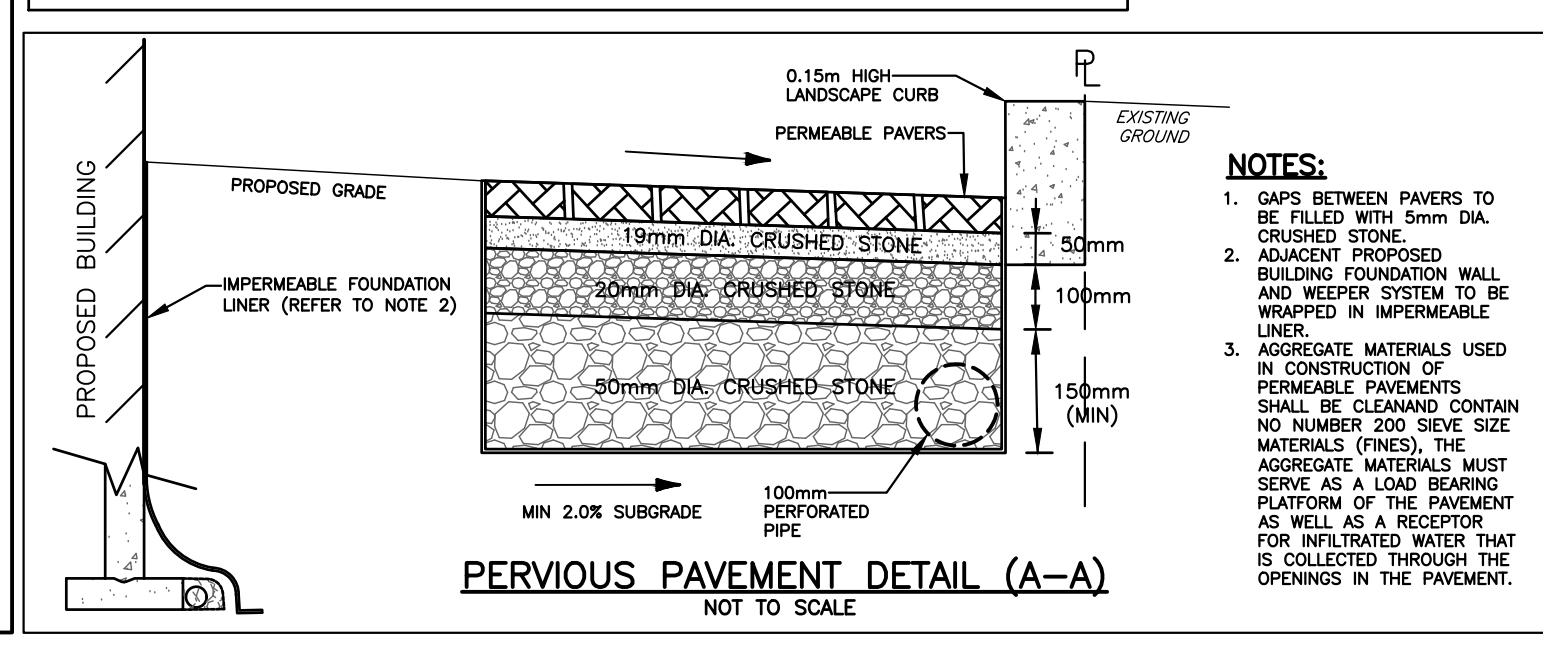
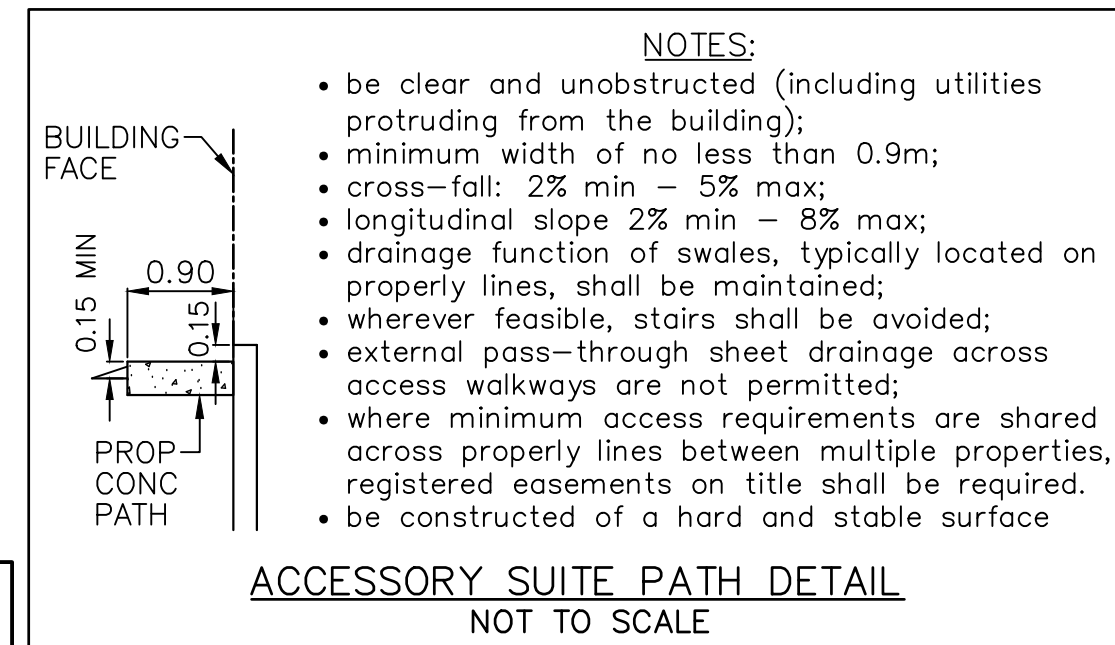
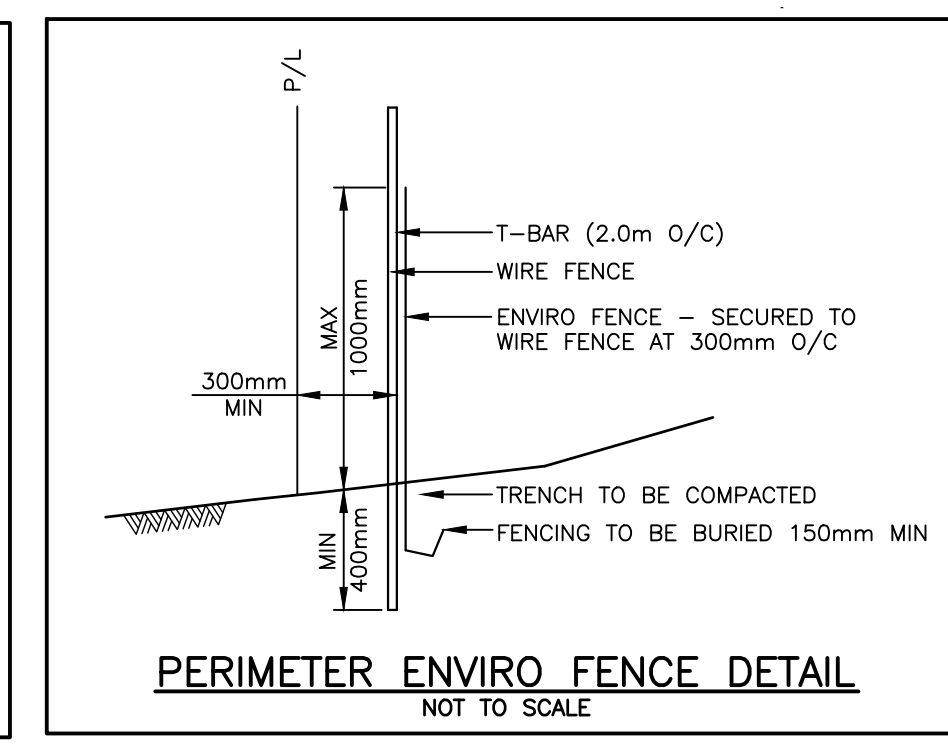
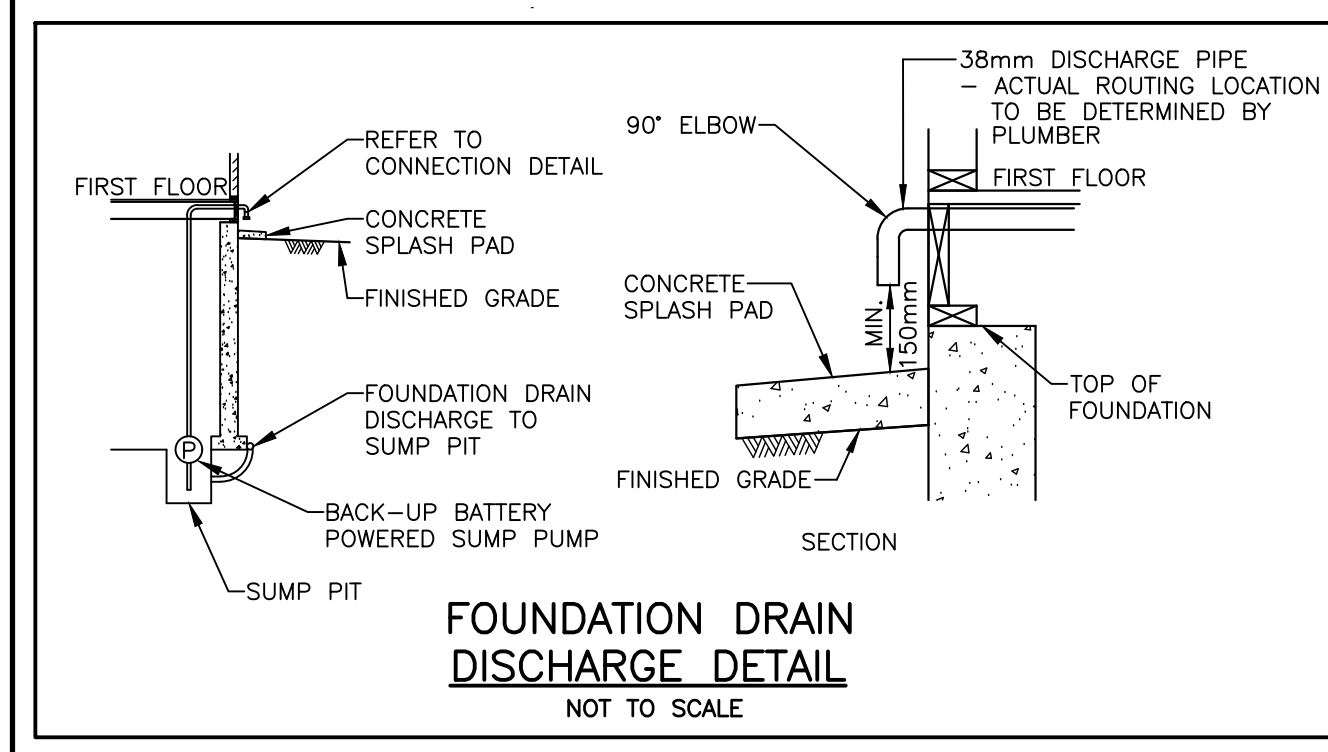
NO.	SUBMISSION	DATE

15682 SIMCOE STREET, PORT PERRY

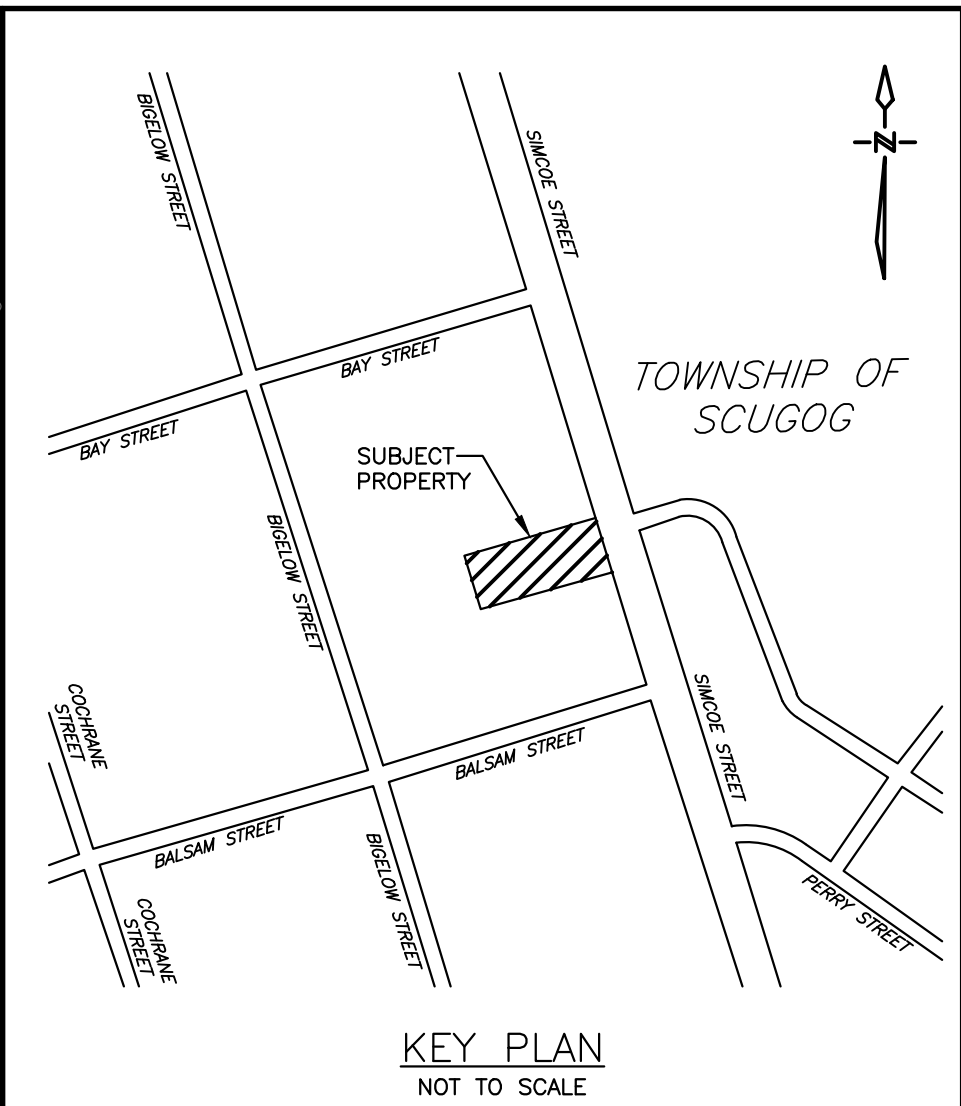
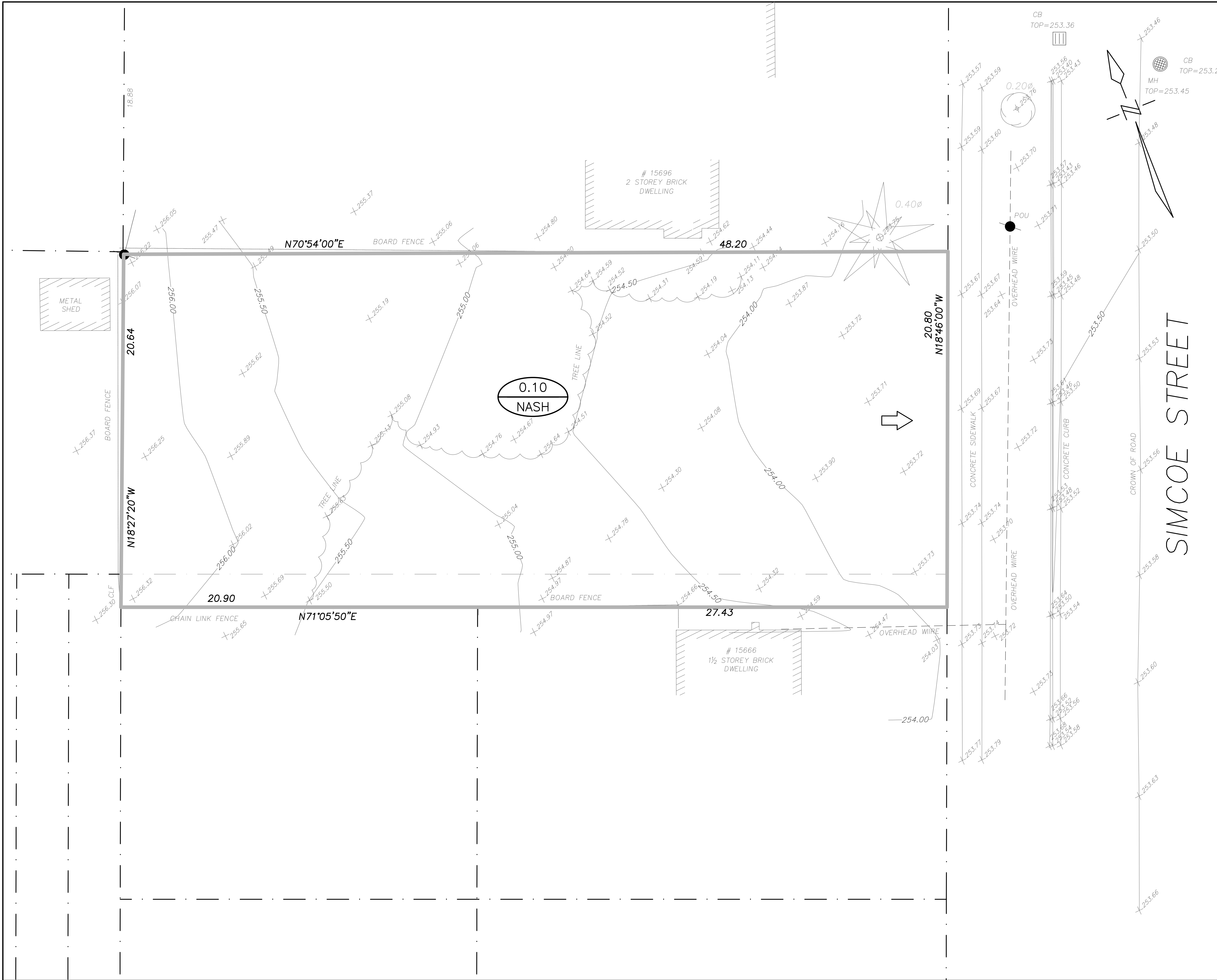
SITE GRADING PLAN

D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS
96 King Street East
Oshawa, Ontario, L1H 1B6
Phone: 905-578-8500
info@dgbiddle.com
dgbiddle.com

SCALE:	1:100
DESIGNED BY:	T.C.B.
CHECKED BY:	K.G.K.
PROJECT NO.:	125042
DRAWING NO.:	SG-1



07/10/2025
K:\STAFF\J08 FILES\125042\125042 15682 SIMCOE STREET, PORT PERRY\125042 DRAWINGS\125042-3D-SITE PLAN



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TOPOGRAPHIC SURVEY PREPARED BY IBW SURVEYORS ON SEPTEMBER 167, 2024.
SURVEY DERIVED FROM GPS OBSERVATION USING A REAL TIME NETWORK AND
ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)V7(2010).

- LEGEND**
- DRAINAGE BOUNDARY
 - 0.25 DRAINAGE AREA (ha)
 - 90 PERCENT IMPERVIOUS/HYD
 - OVERLAND FLOW DIRECTION
- NOTE: THIS PLAN IS FOR STORM DRAINAGE AREAS ONLY

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	SUBMISSION	DATE

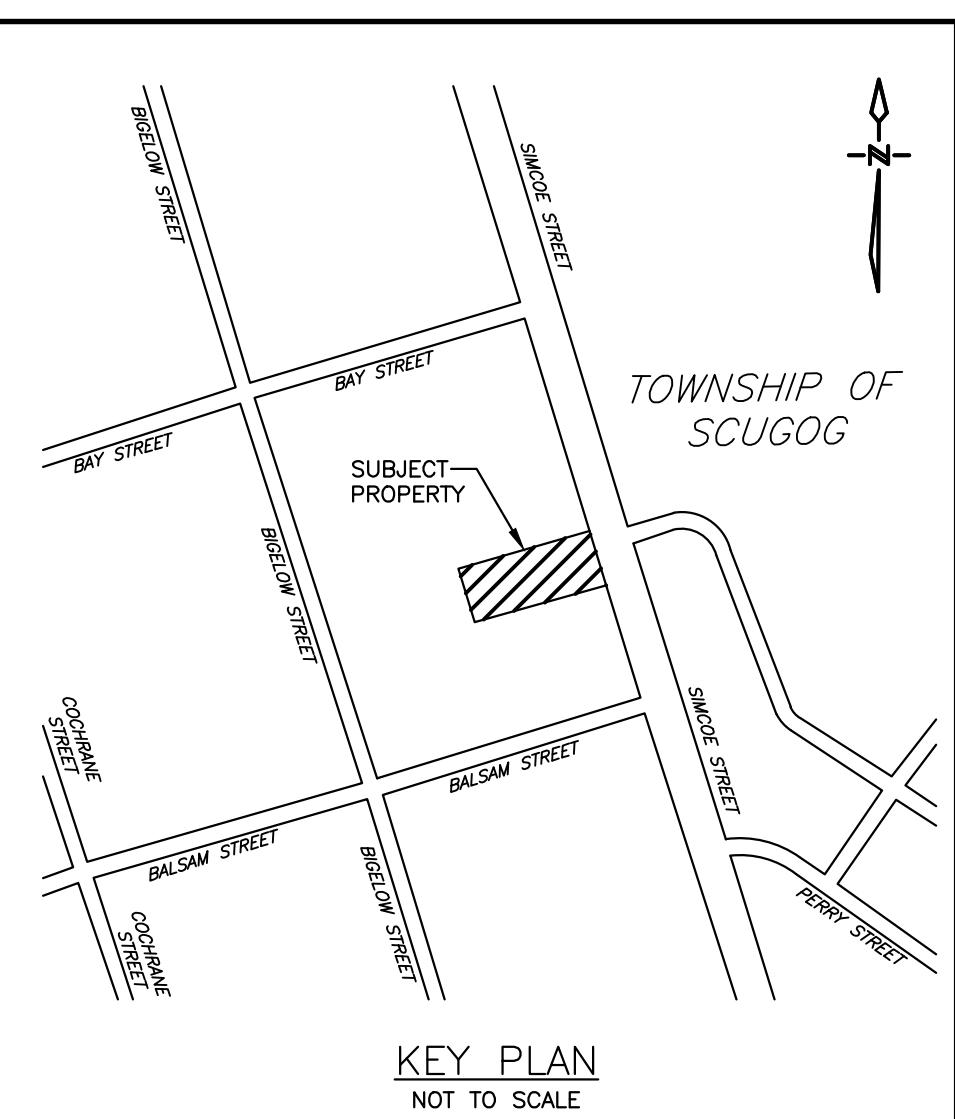
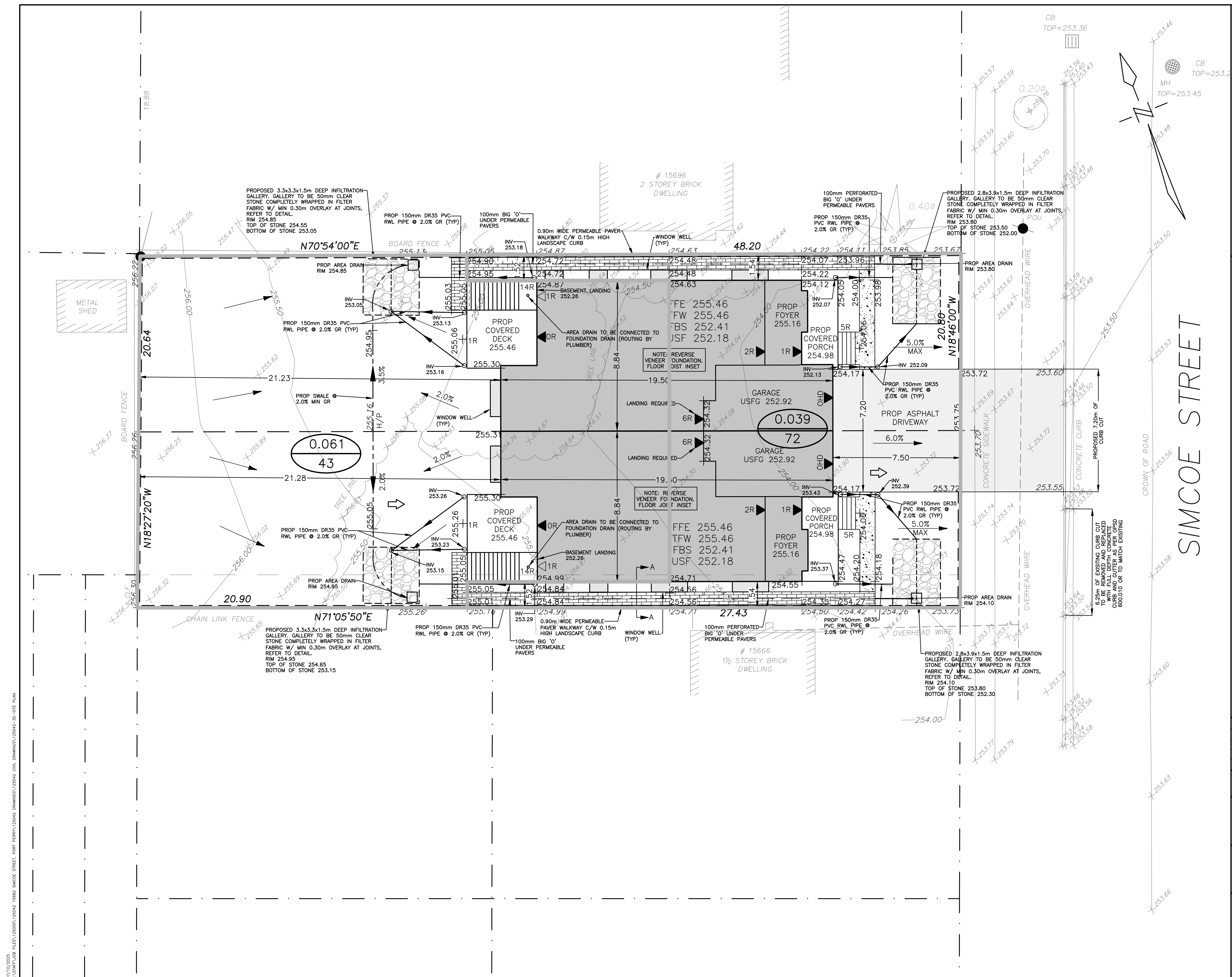
15682 SIMCOE STREET, PORT PERRY

PRE-DEVELOPMENT STORM DRAINAGE PLAN

D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS

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Oshawa, Ontario, L1H 1B6
Phone: 905-576-8500
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	DRAWING NO.:	SD-1



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LEGEND

———— DRAINAGE BOUNDARY

$\frac{0.25}{90}$ DRAINAGE AREA (ha)
PERCENT IMPERVIOUS/HYD

⇒ OVERLAND FLOW DIRECTION

NOTE: THIS PLAN IS FOR STORM
DRAINAGE AREAS ONLY

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	SUBMISSION	DATE

15682 SIMCOE STREET, PORT PERRY

POST DEVELOPMENT STORM DRAINAGE PLAN



SCALE:	1:100
DESIGNED BY:	T.C.B.
CHECKED BY:	K.G.K.
PROJECT NO.:	125042
DRAWING NO.:	SD-2