

## Statement of Anticipated Evidence – Lloyd Perrin

It is anticipated that Lloyd Perrin will say that:

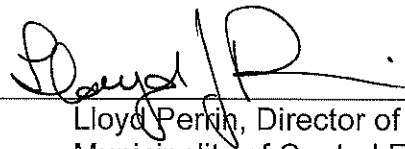
1. He is the Director of Physical Services for the Municipality of Central Elgin (“Central Elgin”), a position he has held since January, 1998.
2. In his position of Director of Physical Services, he is responsible for, among other facilities, highways under the jurisdiction of Central Elgin and municipal infrastructure, including those related to stormwater management.
3. In his position of Director of Physical Services, he is also involved in review, consultation, and/or approval processes for various planning applications, including but not limited to severances, condominium applications, and/or zoning by-law amendment applications. By that involvement, he was intimately involved with and is fairly familiar with not only the application underlying the appeal now before this Tribunal but also the development, by Prespa Construction Limited, of lots for single detached dwellings on Erie Street and condominiums along the north side of Edith Cavell Boulevard, both of which projects are referenced in one or more submissions by named Participants in this appeal proceeding.
4. As Director of Physical Services, he can provide clarification and insight into various issues raised in these Participants submissions, including but not limited to location of the primary entrance on First Street rather than William Street or Edith Cavell Boulevard and/or stormwater management for the proposed development and any relationship to stormwater infrastructure and/or potential flooding in the vicinity of the proposed development.
5. With respect to the location of the entrance for the proposed development from First Street:
  - a) since original review and assessment, the location for entrance/exit for the proposed development as preferred by Central Elgin is from/to First Street.
  - b) with that preference in mind, a strip of land abutting the north/south stretch of First Street to the east has been surveyed in anticipation of conveyance by Prespa Construction Limited to Central Elgin.
  - c) the strip of land contemplated for road widening purposes is set forth on Plan 11R-10166 as Part 6 thereon, a photocopy of which is attached as Schedule “A” hereto.
  - d) the intention to widen First Street is referenced in the Servicing Study (2018) and the Statement of Anticipated Evidence of Deren Lyle, P. Eng. as well as detailed on the revised site plan attached to Mr. Lyle’s Report.

- e) the preference for entrance/exit from/to First Street relates directly to traffic flow and safety issues associated with entrances/exits to/from the Prespa property onto William Street and/or Edith Cavell Boulevard. Those concerns include but are not limited to inherent risks associated with such an entrance/exit undeniably close to the intersection of William Street and Edith Cavell Boulevard as well as potential delays and risks associated with vehicles either exiting the development to travel north on William Street or east on Edith Cavell Boulevard or entering the development from northbound William Street or eastbound Edith Cavell Boulevard. These same cross-traffic movements for vehicles entering the development could also cause delay for vehicles travelling in the same direction but behind the turning vehicles. It is conceded that such risks and potential delay will be exacerbated during peak seasonal periods.
  - f) the entrance/exit from/onto First Street allows motorists the option of alternative travel on Erie and Sydenham Streets to George Street. Traffic flow on George Street eastbound from Sydenham Street will be enhanced by the removal of the stop sign for such eastbound traffic at its intersection with William Street. Westbound traffic on George Street at William Street are not currently subject to traffic control, from either left turns southbound onto William Street or continuing westbound on George Street. Motorists seeking to use the alternative route to the Prespa development would turn southbound on Sydenham Street, which turn is not subject to traffic control measures.
6. With respect to concerns raised by Participant(s) relating to stormwater management, he will state as follows:
- a) part of the review and consultation process for the proposed development, he read and considered, among other things, the Preliminary Service Reports prepared by Deren Lyle, P. Eng. of Cyril J. DeMeyere Limited ("CJDL"), submitted in support of the proposed development.
  - b) he has also read and considered these Participant Statements raising concerns for stormwater management on and in the vicinity of the Prespa Property, including and in particular that of Steven Roorda.
  - c) based upon the Preliminary Services Reports, it is understood that on-site stormwater management facilities will limit excess surface flows from the site post development, effectively close to that which existed prior to development and to the two year storm standard to which municipal stormwater infrastructure is designed. It is understood that, to achieve this result, on-site facilities have been designed to a five year storm standard.
  - d) based upon my review of Statements raising this concern, including that of Mr. Roorda, it appears that objecting Participants have not appreciated the

extent of on-site stormwater management facilities contemplated for the site or the standard to which these facilities have been designed.

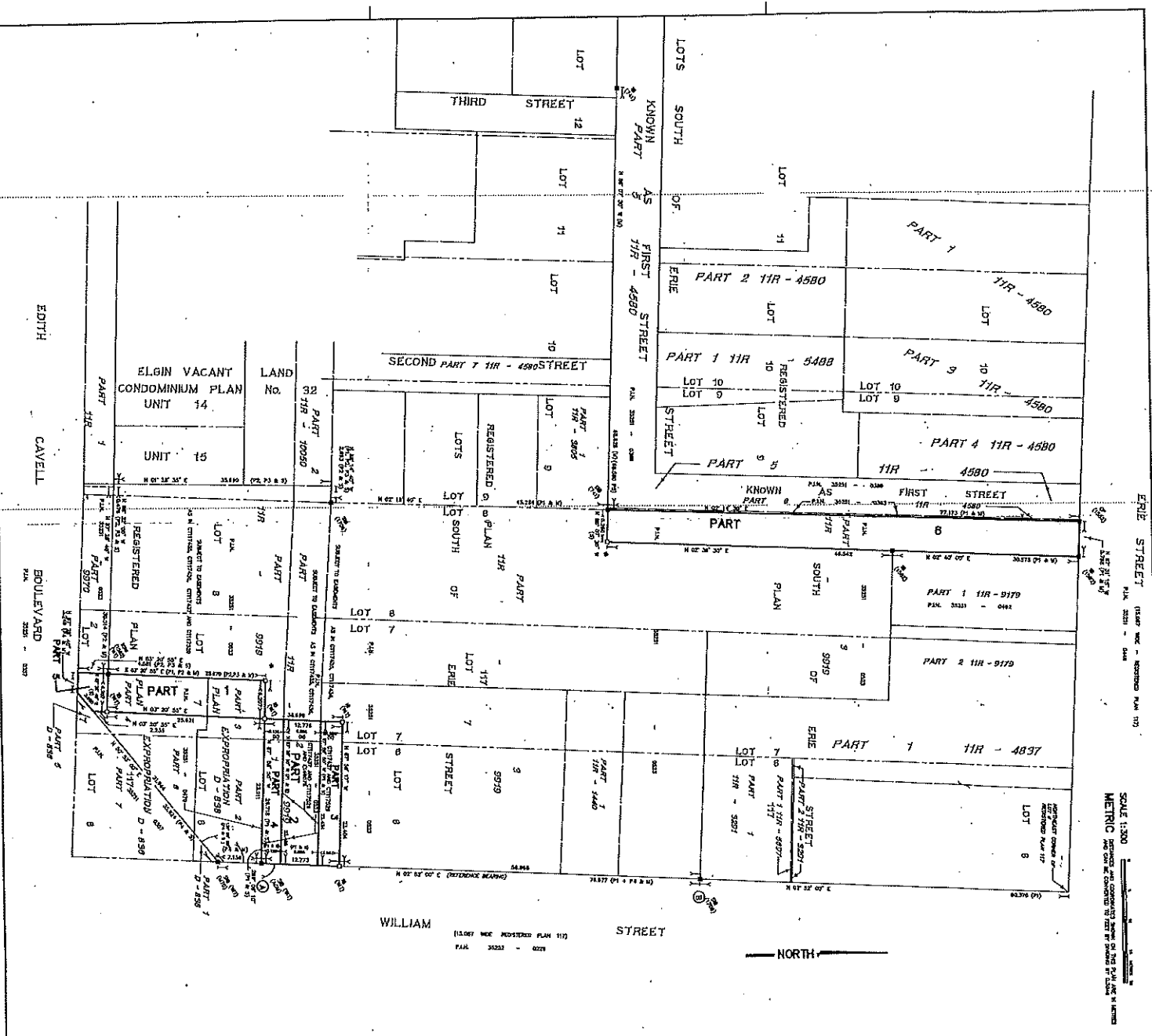
- e) turning to off-site facilities, it is confirmed that municipal stormwater infrastructure, including outlets into the Port Stanley harbor, is designed to a two year storm standard. Dependent on the lake level for Lake Erie, these storm outlets could be submerged. It is conceded that, during storms of heavy rainfall over a short period of time, catchbasins on William Street may become submerged due to the submerged outlet below the water surface of Lake Erie and are not free flowing, resulting in surcharge from the infrastructure and localized flooding, including on William Street and, to a lesser extent, Edith Cavell Boulevard.
- f) Along William Street, the height of flooding would not exceed +/- 250 mm based upon the height of curbing (150 mm) and abutting land.
- g) based upon the frequency and, in addition, after consultation with Central Elgin Fire Chief Chris McDonough, he is confident that, in the event of storm events of up to the five year storm standard, he is confident that local flooding on William Street and/or Edith Cavell Boulevard would not prohibit passage of emergency vehicles. It is also noted that alternate routes are available to emergency vehicles seeking access to Edith Cavell Boulevard other than William Street, including combinations of Erie Street, Bessie Street, Maud Street, and Lotus Lane.

Date: February 28, 2019



Lloyd Perrin, Director of Physical Services  
Municipality of Central Elgin

# SCHEDULE "A"



ERIE STREET (1:5000 PLAN 117)  
 SCALE 1:500  
 METRIC DIMENSIONS AND CONVERSIONS SHOWN ON THIS PLAN ARE IN METERS  
 DIMENSIONS AND CONVERSIONS SHOWN ON THIS PLAN ARE IN METERS

PLAN 117-1014  
 MARCH 20, 2017  
 DATE

PART SCHEDULE		AREA	
PART	LOT	PLAN	AREA
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PLAN OF SURVEY OF  
 PART OF LOTS 6, 7 AND 8  
 SOUTH OF ERIE STREET  
 REGISTERED PLAN 117  
 MUNICIPALITY OF CENTRAL ELGIN  
 COUNTY OF ELGIN

KIM HUSTED SURVEYING LTD.  
 SURVEYOR'S CERTIFICATE  
 I, KIM HUSTED, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE SURVEYOR AND THAT THE DIMENSIONS AND BEARINGS SHOWN THEREON ARE TRUE AND CORRECT.  
 MARCH 20, 2017  
 DATE

**COORDINATE SCHEDULE**

ALL COORDINATES ARE IN METERS AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CANADIAN NATIONAL DATUM 1983 (NAD 83). THE DATUM POINT IS THE WEST COAST DATUM POINT (WCDP) WITH COORDINATE VALUES ARE TO UTM ZONE 18Q UTM COORDINATE AS SHOWN ON THIS PLAN OR AS SHOWN ON THE PLAN.

POINT	NORTHING	EASTING
A	4272341.725	462271.117
B	4272341.725	462271.117

**NOTES**

1. THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE SURVEYOR AND THAT THE DIMENSIONS AND BEARINGS SHOWN THEREON ARE TRUE AND CORRECT.

2. THE SURVEY WAS CONDUCTED ON THE 19th OF FEBRUARY 2017.

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, 1990 AND THE SURVEY REGULATIONS, 1990.

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**LEGEND**

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KIM HUSTED SURVEYING LTD.  
 24 HUNTERS HILL ROAD  
 HUNTERS HILL, ONTARIO  
 M1S 1X6  
 PROJECT 117-1014-2017-03-20