

*"Inspiring a Healthy Environment"*

February 17, 2026

Department of Planning & Development Services  
Municipality of Thames Centre  
4305 Hamilton Road  
Dorchester, Ontario, N0L 1G3

**Attention: Erin Besch, Planner** (sent via e-mail)

**RE: UTRCA Comments – Acorn Valley Development  
Applications for Draft Plan of Subdivision (39T-TC2501) and Zoning By-law  
Amendment (Z20-25)  
Applicant: Doug Tarry Developments c/o Tracy Tucker  
83 Christie Drive, Dorchester**

Further to our correspondence dated September 29, 2025 the Upper Thames River Conservation Authority (UTRCA) has received and reviewed the following additional materials with regard to its Mandatory Programs and Services as defined by Ontario Regulation 686/21:

- Draft Plan of Subdivision (CJDL Consulting Engineers, January 8, 2026);
- Environmental Impact Study (Vroom + Associates, January 9, 2026);
- Letter of Opinion - Southeast Servicing Construction (Vroom + Associates, November 7, 2025);
- Response to Peer Review Comments (Vroom + Associates, December 23, 2025);
- Functional Servicing Report (CJDL Consulting Engineers, January 8, 2026);
- Stormwater Management Report (CJDL Consulting Engineers, January 8, 2026); and,
- Geotechnical Engineering Report (Englobe Corp., January 6, 2026).

### **RECOMMENDATION**

The UTRCA has **no objections** to the proposed applications for Draft Plan of Subdivision (39T-TC2501) and Zoning By-law Amendment (Z20-25), and is of the opinion that our remaining comments can be addressed through the recommended conditions of approval.

Please refer to the following comments and recommended conditions of approval, which support this recommendation.

### **PLAN REVIEW COMMENTS**

#### **TO BE ADDRESSED PRIOR TO CONSIDERATION OF DRAFT PLAN CONDITIONS**

1. Addressed. The UTRCA is satisfied with the revised Geotechnical Assessment with respect to the proposed applications. Please note that further geotechnical investigation may be required for the Christie Drive extension, the proposed trail network, and the proposed sanitary servicing corridor across the Rath Harris Drain as part of the engineering review/detailed design submission, prior to issuance of Section 28 permits.

2. Addressed. The UTRCA is satisfied with the level of detail provided in the Environmental Impact Study (EIS) to support the proposed applications. The following will be required to facilitate the proposed work within and adjacent to the wetlands as part of the engineering review/detailed design submission:
  - a. UTRCA requests to review the feature-based water balance for the Tamarack Swamp if any site alteration, grading, or development is proposed within 30 m of the wetland boundary.
  - b. A detailed plan of the proposed trail network, including grading plans, should be prepared at detailed design. This should be considered as it relates to the stormwater management (SWM) plan and any proposed LIDs related to maintaining water balance to the wetlands.
  - c. A detailed wetland compensation plan is requested to address the proposed wetland removal/interference. The plan should include monitoring recommendations.
    - i. Please note that once the compensation wetlands are established, they will be regulated by the Conservation Authority. Therefore, an appropriate buffer to the compensation feature should be included in the plans so that adjacent future and existing development blocks are not constrained.
  - d. Please provide additional details about the long-term maintenance/access requirements for the proposed servicing corridor (e.g. will there be ongoing maintenance access requirements that would cause additional interference with the wetland?). A monitoring plan for the restoration of the wetland within the corridor should be prepared for review by UTRCA.
3. Addressed. The proposed SWM design has been altered to ensure post development peak flows are controlled to pre-development levels up to and including the 250-year event. The Applicant is to address our technical review comments in Appendix C in the final SWM report.

#### COMMENTS TO BE ADDRESSED THROUGH DETAILED DESIGN

4. Forthcoming. Dry access should be provided to the Future Development Block 193 and Block 194 across the conveyance channel during a regulatory (250-year) storm. At a minimum safe access must be demonstrated. The UTRCA will review access to the Future Development Blocks as part of the engineering submission as a condition of draft plan approval.
5. Forthcoming. Various portions of the conceptual trails are identified within the regulated area and/or hazard lands. The detailed design of the trails and any required technical studies will be reviewed by the UTRCA through the engineering submission and/or through the Section 28 permit process.
  - a. Erosion hazard - where possible trails are to be located at the outer extent of the erosion access allowance. In specific circumstances where the trail is proposed within the erosion hazard a Geotechnical Assessment will be required to the satisfaction of the UTRCA.
  - b. Flood hazard - all watercourse/drain crossings for trails are to be design to convey the 250 year storm. If grading is required within the existing floodplain it must be demonstrated that the grading will not result in any downstream or upstream flooding and erosion impacts.
  - c. Section 28 permit(s) will be required for trail and grading works in the regulated area.

6. New comment. As mentioned in advisory comment 8 of our previous correspondence, our preferred Sanitary Alignment is Alignment 1, identified on Drawing F8 of the Functional Servicing Report. Alternative Sanitary Alignment 2 requires crossing the Rath Harris Drain valley, and the associated floodplain and erosion hazards, as well as a regulated wetland. Our understanding is that Alignment 2 is the preferred alternative for the future servicing corridor. The following will be required prior to issuance of the Section 28 permit for the servicing extension if the Applicant proceeds with Alignment 2:

- a. Wetland Compensation and Restoration Plan
- b. Geotechnical Assessment or Addendum
- c. Wetland Restoration and Monitoring Plan

Please note that the above list has been provided to identify technical study requirements for the servicing extension across the Rath Harris Drain. Please contact our Regulations Officer, Cari Ramsey, for a complete list of Section 28 application requirements.

### ADVISORY COMMENTS

The UTRCA advisory comments were provided in our September 29, 2025 correspondence.

### RECOMMENDED CONDITIONS OF DRAFT PLAN APPROVAL

- i. *That prior to final approval, the Owner/Applicant shall prepare a detailed trail plan to the satisfaction of the UTRCA.*
- ii. *That prior to final approval, the Owner/Applicant shall prepare a wetland compensation and monitoring plan to the satisfaction of the UTRCA, and further, shall agree to carry out any necessary works in accordance with the approved plans.*
- iii. *That the Owner/Applicant obtain a Section 28 permit prior to any site alteration or grading works associated with the Christie Drive extension within the regulated area.*
- iv. *That prior to final approval, the Owner/Applicant shall submit design details for any proposed pedestrian and vehicle crossings of the Open Channel Drain for review and approval of the UTRCA, and further, shall agree to carry out any necessary works in accordance with the approved plans.*
- v. *That prior to final approval, the Owner/Applicant shall submit final Geotechnical Assessment for review and approval of the UTRCA, and further shall agree to carry out any necessary works in accordance with the approved plans and reports.*
- vi. *That prior to final approval, the Owner/Applicant shall submit a final stormwater management plan, grading plan and an erosion and sediment control plan for review and approval of the UTRCA, and further shall agree to carry out any necessary works in accordance with the approved plans and reports.*

### NOTES TO DRAFT APPROVAL

Portions of the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the *Conservation Authorities Act*. We recommend that the following note be included in the Draft Plan Approval:

- i. *In accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the Conservation Authorities Act, the applicant shall obtain the necessary permits from the UTRCA prior to undertaking any prohibited activities in the regulated area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.*

**UTRCA REVIEW FEES**

Consistent with UTRCA Board of Directors approved policy, Staff are authorized to collect fees for the review of *Planning Act* applications and the peer review of supporting technical studies. The UTRCA's technical review fees includes one (1) initial and one (1) subsequent review of the reports. Accordingly, no additional fees will be invoiced for this review. Please note that additional reviews may be subject to additional fees.

Thank you for the opportunity to comment. Please contact the undersigned if there are any questions.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY



Laura Biancolin  
Land Use Planner II  
lb/LB/TK/SS/SH/CR

List of Appendices:

- APPENDIX A: UTRCA Regulated Areas Map
- APPENDIX B: Draft Plan of Subdivision (CJDL, January 8, 2026)
- APPENDIX C: Technical Review Comments

cc.: Thames Centre - Lindsay Nooren, Senior Planner  
UTRCA – Brandon Williamson, Land Management Coordinator  
UTRCA – Cari Ramsey, Land Use Regulations Officer  
UTRCA – Tommy Kokas, Senior Environmental Engineer  
UTRCA – Sarah Hodgkiss, Planning Ecologist

## **APPENDIX A: UTRCA REGULATED AREAS MAP**

# Regulated Areas

Regulation under s.28 of the *Conservation Authorities Act*  
 Prohibited Activities, Exemptions and Permits.  
 O. Reg. 41/24.

## Legend

- Assessment Parcel (MPAC)
- UTRCA Watershed (2017 LiDAR)
- Watercourse (UTRCA, 2020)
  - Open
  - Closed Design/Tiled
- Regulated Wetland
- Flooding Hazard Limit
- Erosion Hazard Limit
- Regulated Area (2024/05)



The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 41/24 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, which came into effect April 1, 2024.

The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

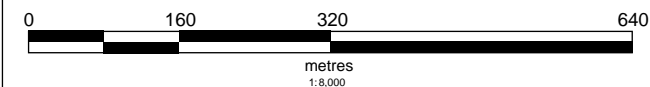
This document is not a Plan of Survey.

Sources: Base data, Aerial Photography used under licence with the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry Copyright © King's Printer for Ontario; City of London.

Notes:  
 83 Christie Drive, Dorchester (2026)

Created By: LB February 17, 2026

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



**UPPER THAMES RIVER**  
 CONSERVATION AUTHORITY  
 Copyright ©2026 UTRCA.

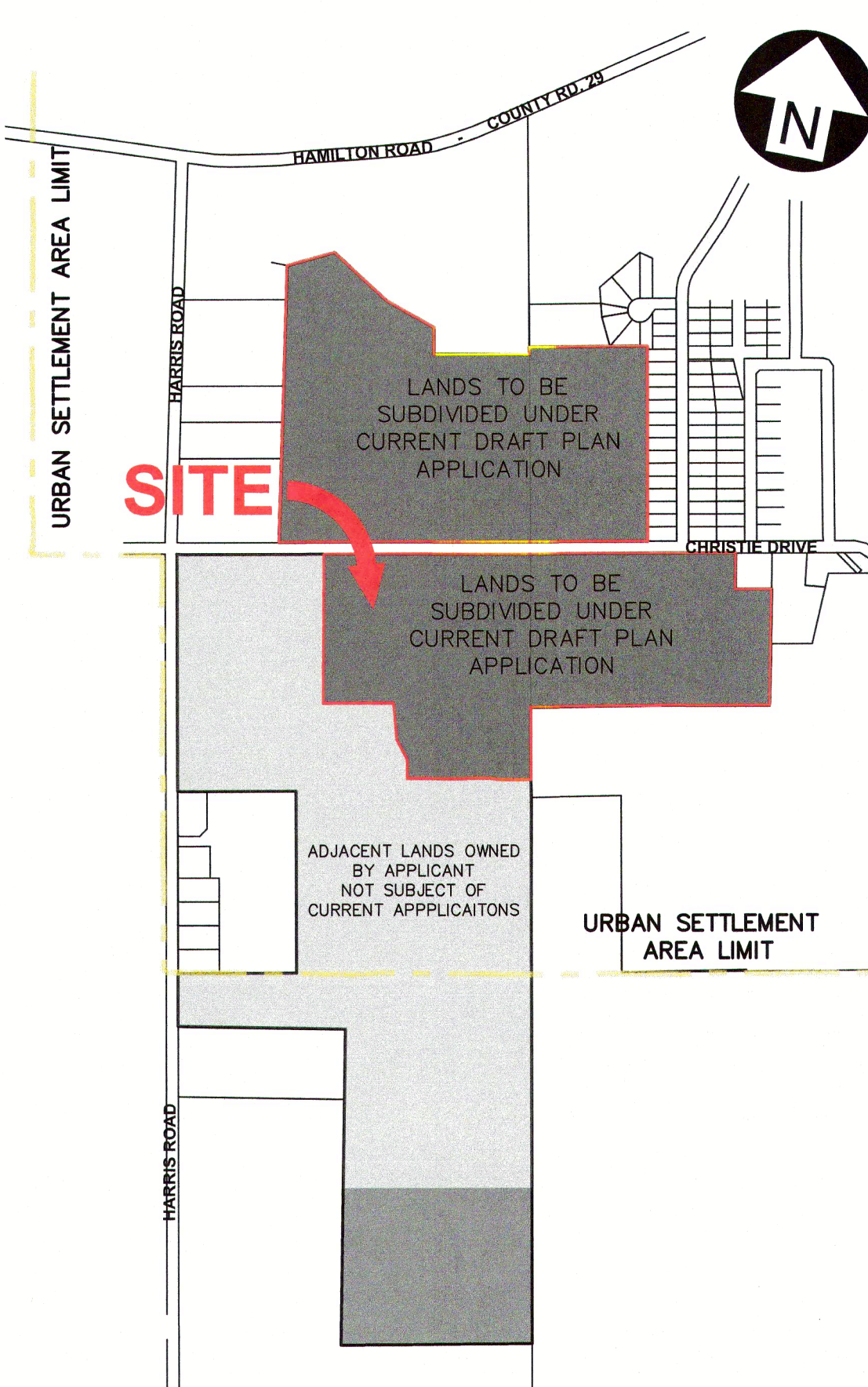
## **APPENDIX B: DRAFT PLAN OF SUBDIVISION**

Prepared by CJDL Consulting Engineers, dated January 8, 2026

# DRAFT PLAN OF SUBDIVISION

PART OF LOT 19 & 20 CONCESSION 'A' & PART OF LOT 19 & 20 CONCESSION 'B' SOUTH OF THE RIVER THAMES  
GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER  
MUNICIPALITY OF THAMES CENTRE  
COUNTY OF MIDDLESEX

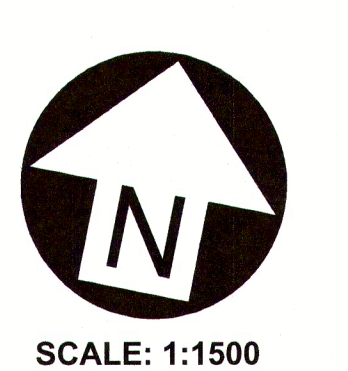
INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990  
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DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



**KEY PLAN**  
SCALE: 1:10,000

## LAND USE SCHEDULE

DESCRIPTION	AREA (ha)
LOTS 1-24, 40-104, 113-144, 149-174	8.77
LOTS 25-39, 105-112	1.66
LOTS 145-148	0.51
BLOCK 175	3.93
DEDICATED STREETS 'A'-'D'	3.28
BLOCK 176, 177	0.10
BLOCK 178-181	0.07
BLOCK 182, 183	1.18
BLOCK 184, 185	0.14
BLOCK 186-188	1.69
BLOCK 189	1.47
BLOCK 190	1.90
BLOCK 191, 192	1.07
BLOCK 193, 194	18.14
BLOCK 195	0.37
BLOCK 196-199	0.002
<b>TOTAL</b>	<b>44.28</b>

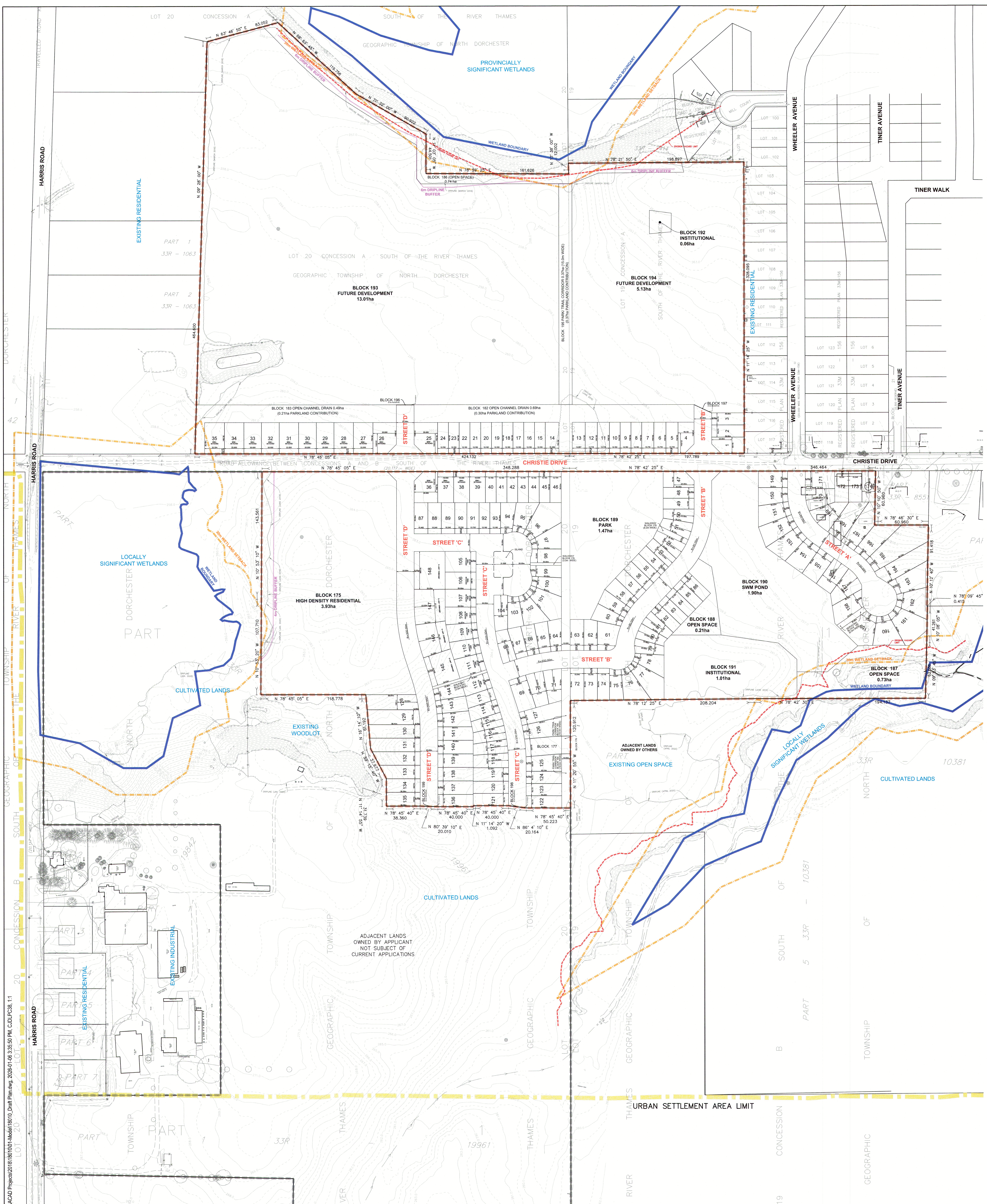


SCALE: 1:1500

OWNER'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.  
DATE: Jan 8/16  
BY: [Signature]  
TITLE: [Title]

REGISTRAR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.  
DATE: Jan 8/16  
BY: [Signature]  
TITLE: [Title]

PLAN PREPARED BY:  
**CJDL**  
Consulting Engineers  
JOB No. 18010  
6 JANUARY 2016



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## **APPENDIX C: TECHNICAL REVIEW COMMENTS**

In response to the UTRCA technical review comments please include revised documents and a response matrix which details how the comment was addressed and identifies the relevant sections of the revised documents where

## **SCOPED ENVIRONMENTAL IMPACT STUDY**

Prepared by Vroom + Associates, revised December 2025

The UTRCA is satisfied with the level of detail provided in the Environmental Impact Study (EIS) to support the proposed applications. Further information will be required to facilitate the proposed work within and adjacent to the wetlands as part of the engineering review/detailed design submission.

## **GEOTECHNICAL REPORT - Revised**

Prepared by Englobe, dated January 6, 2026

- G1. Acknowledged, thank you. No further action required.
- G2. Acknowledged, thank you. To be reviewed further at detailed design.  
*Section 4.2 shows groundwater levels around 3.23m for borehole 10 which is in the vicinity of the proposed SWM pond. Please confirm if a liner is required and provide any design recommendations.*
- G3. Addressed.
- G4. Acknowledged, thank you. No further action required.
- G5. Addressed.
- G6. Addressed.
- G7. Addressed.
- G8. Addressed.

## **STORMWATER MANAGEMENT REPORT**

Prepared by CJDL Consulting Engineers, dated January 8, 2026

- S1. Acknowledged, thank you. No further action required.
- S2. Addressed.
- S3. No further action required.
- S4. Acknowledged, thank you. To be confirmed at detailed design.  
*Please provide specifications and design sheets of the proposed OGS unit at the detailed design stage.*
- S5. Advisory comment. No further action required.
- S6. Acknowledged, thank you. To be reviewed at detailed design.  
*Please ensure that the proposed plunge pool, emergency overflow path, and outlet are designed such that no erosion is expected along the ravine and Rath-Harris Drain.*
- S7. Advisory comment. No further action required.
- S8. Acknowledged, thank you. To be reviewed at detailed design.  
*Please confirm with Englobe if any pond liner is required due to the high groundwater levels, and if so, request geotechnical recommendations and adjust the pond design accordingly.*

- S9. Acknowledged, thank you. To be reviewed at detailed design.  
*Please provide a Site Grading plan at the detailed design stage and ensure that all proposed grading and development is located outside of the greatest hazard extent (including erosion access allowance), as determined through the various technical studies.*
- S10. Acknowledged, thank you. To be reviewed at detailed design.  
*At the detailed design stage please provide a detailed Erosion and Sediment Control (ESC) drawing supported by notes, standards, inspection, reporting, monitoring, and maintenance signed, sealed, and dated by a P.Eng.*