



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant provided a slope stability assessment, prepared by Almor Testing Services Ltd., dated November 30, 2020 • As per the slope stability assessment, there are isolated areas at the front and back of lots that have a slope greater than 15 %. However, there are over 2 acres of developable area available on each lot for the placement of building envelopes and septic field. • Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As per the planning brief, access for the two proposed northern lots would be provided from Township Road 283A, while the access for the two proposed southern lots would be provided from Township Road 283. • Access to remainder parcel is provided off an existing gravel approach on Township Road 283A. • As condition of future subdivision, applicant shall upgrade existing gravel to mutual standards and register an access easement where applicable to provide access to the northern and southern lots. • As a condition of future subdivision, the applicant is required to provide a payment of the Transportation Offsite Levy in accordance with the Transportation levy by-law C-8007-2020 for the four new residential lots. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per planning brief, proposed development will be serviced by Private Sewage Treatment System in accordance with municipal requirement. • At the time of future subdivision, the owner/applicant shall submit a Level 3 PSTS assessment, prepared by a qualified professional as indicated in the Model Process Reference Document to the satisfaction of the County. If a recommendations of the model process assessment



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	<p>indicate improvements are required, as a condition of future subdivision, the owner shall enter into a Site Improvements/Services Agreement with the County.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the planning brief, proposed development shall be serviced by water wells. • The applicant provided a Phase 1 Groundwater Site Assessment, prepared by Groundwater Information Technologies Ltd., dated December 31st, 2018. • The Phase 1 Groundwater supply report concluded following: <ul style="list-style-type: none"> ○ The groundwater use in the area is slight to moderate. ○ There appears to be sufficient water supply to service the proposed development, as per the Water Act for domestic well users, at a rate of 1250 m³/year. ○ It appears that no significant water level decline in the aquifer would be expected due to addition of new wells. ○ No adverse effects to existing licensed or domestic groundwater users is expected from the proposed subdivision. • As a condition of future subdivision, applicant shall provide following for each new well for the northern and southern subdivided parcels: <ol style="list-style-type: none"> a) Well Driller's Report confirming a minimum pump rate of 1.0 IGPM. b) An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new well in accordance with County's servicing Standards; and c) The results of the aquifer testing meeting the requirements of the <i>Water Act</i> <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to submit a site specific stormwater management plan for the northern and southern subdivided parcels, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures are required to be implemented to service the proposed development. If the findings of the plan require local improvements, site specific stormwater management plan shall provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards including any required easement/or utility rights-of-way and applicant/owner shall enter into a Development Agreement (Site Improvements Service Agreement) with the County for the implementation of proposed improvements.



AGENCY**COMMENTS**

Environmental:

- No environmental constraints are present on site.

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Agencies that did not respond, expressed no concerns, or were not required for distribution are not listed.