



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>PL20190148 (MSDP)</p> <p>As per the County Plan, this draft MSDP has addressed technical requirements and supporting information pertaining to recreation, parks, and active transportation and/or community support matters. Therefore- there are no concerns with this application.</p> <p>PL20190149 (Redesignation)</p> <p>Comments pertaining to reserve dedication to support development of recreational amenities, parks or an active transportation network will be provided at any future subdivision stage.</p>
Fire Services & Emergency Management	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. <p>Please ensure that access routes are compliant to the designs specified in the National Building Code and RVC's servicing standards. In other words, the lanes need to be 6m wide and have a 12m centerline turning radius and be able to support the weight of Firefighting apparatus.</p>
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. • At a future development stage, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. • At a future development stage, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County.



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	<p data-bbox="623 260 818 289">Geotechnical:</p> <ul data-bbox="672 310 1507 495" style="list-style-type: none"> <li data-bbox="672 310 1403 340">• Engineering does not have any concerns at this time. <li data-bbox="672 361 1507 495">• As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development. <p data-bbox="623 529 837 558">Transportation:</p> <ul data-bbox="672 579 1520 1184" style="list-style-type: none"> <li data-bbox="672 579 1520 781">• In accordance with the Janet ASP Policy 21.13, a TIA is required as part of the local plan process to determine if potential off-site road improvements are required. A TIA specific to this development cell was not provided. The applicant will be required to provide a TIA at a future development stage. <li data-bbox="672 802 1520 1033">• Access to the parcel is currently provided by a paved approach off Range Road 284. At a future development stage, the applicant will be required upgrade the approach to an Industrial/Commercial standard in accordance with the County Servicing Standards. Further upgrades at the site entrance may be required based on the recommendations of the approved TIA. <li data-bbox="672 1054 1520 1184">• At a future development stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p data-bbox="623 1201 932 1230">Sanitary/Waste Water:</p> <ul data-bbox="672 1243 1520 1537" style="list-style-type: none"> <li data-bbox="672 1243 1520 1537">• The applicant proposes using the existing PSTS on the subject site to service the proposed development. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation. Engineering recommends the use pump out tanks to service the proposed development in accordance with County Policy and the Janet ASP. <p data-bbox="623 1591 1058 1621">Water Supply And Waterworks:</p> <ul data-bbox="672 1642 1520 1906" style="list-style-type: none"> <li data-bbox="672 1642 1520 1906">• The applicant proposes using the existing well on the subject site to service the proposed development. The Janet ASP policy 22.5 states that development in the plan area should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual lots should not be supported. Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP.



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Transportation Services	<p data-bbox="625 279 992 304">Storm Water Management:</p> <ul data-bbox="673 329 1520 558" style="list-style-type: none"> The Janet ASP policy 23.30 states that as part of a <i>local plan</i> preparation process, the Applicant shall submit a stormwater management plan that is consistent with the approved Master Drainage Plan and the policies of the Janet ASP. A stormwater plan specific to this development cell was not provided. The applicant will be required to provide a SSIP at a future development stage. <p data-bbox="631 579 834 604">Environmental</p> <ul data-bbox="673 630 1515 791" style="list-style-type: none"> In accordance with the Janet ASP, a Wetland Assessment is required in support of a local plan. At this stage, the Applicant has not provided a wetland assessment. Prior to going to Council, Engineering recommends that the applicant submit a wetland assessment in accordance with the Janet ASP. <p data-bbox="625 814 1503 976">Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.</p> <p data-bbox="625 999 1515 1123">Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p> <p data-bbox="625 1146 1474 1209">Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p data-bbox="625 1232 1490 1295">Applicant to be reminded no business signage to be installed within the County Road Allowance.</p>

Circulation Period: November 18, 2019 to December 9, 2019

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