

APPENDIX A: 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, 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 and 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. 4. 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.
Planning and Development Services – Engineering Review	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. • As a condition of future DP, 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 time of subdivision or DP, 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. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering does not have any concerns at this time. • As a condition of future DP, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified



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geotechnical professional, to determine the site's suitability to support the proposed development.

Transportation:

- 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. At this stage, the applicant has not provided a TIA. Without receiving a TIA, Engineering does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we confirm how much traffic the proposed development is expected to generate. Engineering recommends that prior to going to Counsel that the applicant provide a TIA in accordance with the County Servicing Standard.
 - It is recommended that the Applicant contact Engineering to determine the scope of the TIA.
- Access to the parcel is currently provided by a paved approach off Range Road 284. At future subdivision/development permit 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.
- At future subdivision and/or development permit 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.

Sanitary/Waste Water:

- 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.

Water Supply And Waterworks:

- 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	Stormwater Management <ul 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 Sub-Catchment Master Drainage Plan that is consistent with the approved Master Drainage Plan and the policies of the Janet ASP. Engineering recommends that prior to going to Council the applicant submit a Sub-Catchment Master Drainage Plan.• As a condition of future DP, the applicant is required to submit a detailed Stormwater Management Plan prepared by a qualified professional, in accordance with the Janet ASP and County Servicing Standards.
	Environmental <p>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>
	<p>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>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>Any on site exterior lighting to be “dark sky” compliant.</p> <p>Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p>Applicant to be reminded no business signage to be installed within the County Road Allowance.</p> <p>Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network.</p>

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