



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Road Operation	<p>Applicant to confirm how he proposes to access the proposed 20 acre new lot. Page 6 of the Redesignation Planning Brief included in the circulation makes mention that "Access for the proposed lots is from Township Road 283A". More details required. For any new approach construction, the applicant will need to contact County Road Operations to confirm approach location and scope of work to ensure adherence to County Servicing Standards.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The application has been reviewed based on the documentation 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 October 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 more than 2 acres of developable area available on each lot for the placement of building envelopes and septic field. • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Access to lot 1 and 2 are provided from gravel approaches off Township Road 283 A. • As the resulting parcel sizes are more than 7.41 acres, Transportation off-site levy shall be deferred at this time. • Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the planning brief, the proposed development will be serviced by a Private Sewage Treatment System in accordance with the municipal requirement. • At the time of future subdivision, the owner/applicant shall submit a Level 2 PSTS assessment, prepared by a qualified professional as indicated in the Model Process Reference Document to the satisfaction of the County. If recommendations of the model process assessment indicate improvements are required, as a condition of future subdivision, the owner shall enter into a Site Improvements/Services Agreement with the County. • Engineering has no requirement at this time.



AGENCY	COMMENTS
	<p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As per the planning brief, the 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 the 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 <i>Water Act</i> 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 the addition of new wells. ○ No adverse effects to existing licensed or domestic groundwater users are expected from the proposed subdivision. • As a condition of future subdivision, the applicant shall provide the following for each new well for the northern and southern subdivided parcels: <ul style="list-style-type: none"> ○ Well Driller's Report confirming a minimum pump rate of 1.0 IGPM. ○ An Aquifer Testing (Phase II) Report, which will include aquifer testing and the location of the new well in accordance with the County's servicing Standards; and ○ 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"> • No significant increase in runoff is expected from the proposed development. • Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • No environmental constraints are present on site. • Engineering has no requirements at this time.

First Circulation Date (for original proposal): September 16, 2020 – October 7, 2020

Second Circulation Date (for revised proposal): June 4, 2021 – June 25, 2021

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