



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Capital Projects (Engineering)	<p data-bbox="451 411 646 441">Geotechnical:</p> <ul data-bbox="500 466 1471 625" style="list-style-type: none"> <li data-bbox="500 466 1471 625">• At the future development permit stage, the applicant will be required to submit a geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use. <p data-bbox="451 646 667 676">Transportation:</p> <ul data-bbox="500 701 1503 1381" style="list-style-type: none"> <li data-bbox="500 701 1503 861">• The traffic to be generated by the proposed landscaping business is expected to be insignificant (average of four (4) trips per day); however, the proposed land use district allows for other more intensive uses which have the ability to increase traffic on the roadway. At the future development permit stage, a traffic impact assessment may be required. <li data-bbox="500 886 1503 1108">• Access to the parcel is currently provided by a mutual gravel approach off Range Road 284, which is shared with the parcel to the north. At the future development permit stage, the applicant will contact Road Operations to arrange an inspection of their existing approach to determine if the approach location meets current County standards and to confirm if the existing approach needs to be upgraded due to the proposed development. <li data-bbox="500 1134 1503 1264">• Range Road 284 is part of the Long Range Transportation Study Network 'B' requiring 30 m Road Right of Way (ROW). The current right of way is approximately 20m. As the future application will be for a DP, there will be no requirement for ROW dedication. <li data-bbox="500 1289 1503 1381">• As a condition of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p data-bbox="451 1419 760 1449">Sanitary/Waste Water:</p> <ul data-bbox="500 1474 1520 1900" style="list-style-type: none"> <li data-bbox="500 1474 1520 1900">• There is an existing PSTS system on the subject site. The County Servicing Standards only support PSTS systems for normal domestic sewage and generally requires sewage holding tanks for all industrial and commercial uses. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for any industrial and/or commercial development. At the future development permit stage, an assessment by a qualified professional must be submitted to demonstrate suitability of the existing PSTS system for the proposed development. If not sufficiently demonstrated to the satisfaction of the County, Engineering will require that as a condition of future development permit, the existing PSTS system shall be decommissioned and reclaimed, and the applicant will be required to provide a detailed drawing showing the location of sewage tanks and truck out connections.



AGENCY
COMMENTS

Water Supply and Waterworks:

- Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses. Further details are to be provided at the development permit stage.
- Should the applicant wish to continue use of the existing groundwater well on site for any business or industrial use, licensing and approval from AEP will be required.

Storm Water Management:

- As a condition of future development permit, the applicant will be required to submit a detailed site specific storm water management plan and will be responsible for construction of all on site storm water infrastructure necessary to support the proposed development.

Environmental:

- Engineering has no requirements at this time. The County Wetland Impact model does not show any wetlands on the subject site.
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Circulation Period: Agency – May 22, 2020 to June 12, 2020

Adjacent – August 6, 2020 to August 27, 2020

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