



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
Capital Projects - Engineering	<p data-bbox="467 327 574 357">General</p> <ul data-bbox="516 380 1523 594" style="list-style-type: none"> <li data-bbox="516 380 1523 447">• As a condition of future subdivision, the applicant shall demonstrate that there is at least one contiguous acre of developable area for each parcel. <li data-bbox="516 464 1523 594">• As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, stormwater, and potable water servicing when such services become available. <p data-bbox="467 617 659 646">Geotechnical:</p> <ul data-bbox="516 669 1523 1230" style="list-style-type: none"> <li data-bbox="516 669 1523 1178">• As part of the redesignation application, the applicant submitted a slope stability assessment prepared by E2K Engineering Ltd., dated January 28, 2022. The Slope Stability Assessment obtained subsurface soil and groundwater information and utilized it to model and evaluate the slope within the eastern edge of the property and provide geotechnical recommendations. Recommendations include: <ul data-bbox="610 884 1523 1178" style="list-style-type: none"> <li data-bbox="610 884 1523 951">○ There are no requirements for slope setback for existing slope (pre-development condition) within the eastern edge of the site. <li data-bbox="610 968 1523 1062">○ No fill or surcharge assessment should be added to the crest of the slope. If any surcharge is added to the slope crest, the stability of the slope should be reassessed; <li data-bbox="610 1079 1523 1178">○ The owner should monitor the slope for signs of movement during and after construction of the structure, and if movement occurs, contact a qualified professional to provide recommendations <li data-bbox="516 1203 1092 1230">• Engineering has no further requirements. <p data-bbox="467 1253 683 1283">Transportation:</p> <ul data-bbox="516 1306 1523 1787" style="list-style-type: none"> <li data-bbox="516 1306 1523 1373">• The subject lands currently gain access off Springbank Heights Drive via a paved single approach. <li data-bbox="516 1390 1523 1520">• Based on the results of the slope stability Assessment prepared by E2K Engineering Ltd., an approach off Springbank Way would not be functional. Thus, any new approaches must be constructed from Springbank Heights Drive. <li data-bbox="516 1537 1523 1667">• As a condition of future subdivision, the applicant will be required to construct a new approach off Springbank-Heights Drive, which will allow access to the proposed parcel in accordance with the County Servicing Standards. <li data-bbox="516 1684 1523 1787">• The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at the future subdivision, as the TOL has been previously collected from the subject lands.



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	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As part of the application the applicant submitted Level 4 Model Process Private Sewage Treatment System (“PSTS”) Site Assessment prepared by Storm Engineering Inc. dated May 2021. The PSTS Determined that: <ul style="list-style-type: none"> ○ The site is suitable for conventional tank, pipe and rock septic field systems or PSTS. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report and for Packaged Sewage Treatment Systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • As part of this application, the applicant submitted the Phase 1 Groundwater Study Report prepared by Strom Engineering Inc., dated April 2021. The Groundwater Study determined that, theoretically, there exists sufficient groundwater reserves to serve the one new lot. An Executive Summary, dated January 2022, was also provided utilizing the Phase I study, which concludes that groundwater capacity appears to support the additional lot without impacting existing groundwater users. • As a condition of future subdivision, the applicant is required to drill a new well in both lots and provide a Phase 2 Aquifer Testing Report that includes a Well Driller’s report confirming that the flow exceeds or is equivalent to 1 igpm. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant shall provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the Springbank Master Drainage Plan which will require a SISA agreement to be registered as part of the endorsement process. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no comments at this time.

Circulation Period: May 27, 2021, to June 27, 2021.

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