

## DEVELOPMENT SERVICES DEPARTMENT REPORT

TO: Dan Namisniak, Planner  
FROM: Jay Tulumello, Development Engineering Reviewer Technician  
DATE: January 30, 2019  
RE: **ZBA1/19/DN - Peter & Jamie McMahon**  
**186 East River Road, Geographic Township of South Dumfries**

### RECOMMENDATIONS:

- A Site Development Plan will be required with a minimum \$5,000.00 Security.
- A 12m centreline radius will be required for the new Entrance to the severed parcel and for the relocation of the existing driveway on the retained parcel for a Fire Route. The minimum driveway widths at property line is 3.5m as per *County of Brant Development and Engineering Standards (Section 7.7.03)*.
- A 0.3 metre reserve will be required from the relocation of the existing driveway south along the frontage to the south property line and be transferred to the County, at the sole expense of the Applicant, to the satisfaction of the County at the described location above prior to stamping of the deeds.
- The existing Garage on the severed parcel is required to be relocated to the retained parcel or demolished, as it is currently in the proposed driveway on the severed parcel.
- Erosion & Sediment Controls will be required around area of construction for future Development.
- Works for the subject lands will require, but may not be limited to, works within the municipal road allowance, and installation of vehicular entrance(s). As such, approved Public Works Permits will be required prior to commencing works on the Subject Lands.

### BACKGROUND:

- The purpose of the application is to rezone the subject lands to facilitate the creation of one (1) new residential lot.
- The proposed severance is to be serviced by a private water supply and private sanitary disposal system. The retained parcel has an existing private water supply and private sanitary disposal system.
- The existing road allowance width of East River Road is sufficient along the frontage of the subject lands based on the *County of Brant Official Plan (Sept. 2012) – section 5.3.2.1.6 and Schedule B*.
- Any works proposed in the Municipal Road Allowance will require a Public Works Permit.
- The subject lands are not located within Grand River Conversation Authority regulated limits.
- The subject lands are not assessed to any known municipal drains.

### REPORT:

- The *County of Brant Official Plan (Sept. 2012) –Schedule B* classifies East River Road as a Rural Collector Road and clause 5.3.2.1.6 states that road allowances for such roads should be 24 to 45 meters in width. East River Road has sufficient width in the area of the proposed severed and retained parcels. A road widening has been previously transferred, being Part 3, 2R-7437.
- As the existing entrance is proposed to be used for both the severed and retained parcels, at this time sightline verification is not required.

### FINANCIAL CONSIDERATIONS:

- Be advised that compensation for road widening / daylighting lands, 0.3m reserves, surveying fees, and registration is only applicable along the frontage of the retained lands provided the portion of retained lands being conveyed to the County are zoned "Agricultural" at the time of submission of the draft reference plan. If the lands are zoned anything other than "Agricultural", the County will not provide compensation for road widening / daylighting lands, 0.3m reserves, surveying fees, and registration costs. In this instance the Zoning of the Retained Parcel is "Rural Residential", therefore compensation will not be provided for the 0.3m reserve required on the Retained Parcel.

- Compensation (if applicable) for road widening / daylighting lands, surveying fees and registration will be determined as per County Policy DVS-2002-05 *Land Dedication as a Condition of Planning Applications* at the time of submission of a draft reference plan for County review, following the establishment of Conditions of Consent.
- An approved Public Works Permit may be required for the works proposed in this application and fees will be assessed at the time of application (if required):
  - Part C – Road Use:

\$2,250.00 security deposit (certified cheque or letter of credit to be on file with the County)	\$2,000,000.00 public liability insurance (Contractor's insurance showing the County of Brant as co- insured)
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  - Part D – Entrance

\$175.00 per entrance for creation/removal of entrances
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- The above listed fees are current for the 2018 County Fees and Charges By-Law 176-16 and are subject to change.
- All works and related fees are the responsibility of the Applicant and must be to the satisfaction of the County of Brant.

Respectfully Submitted,

*Jay Tulumello*

Jay Tulumello, C.E.T., rcji  
Development Engineering Reviewer Technician

JT/jt

cc: file  
D. Lyons, Senior Development Engineering Reviewer  
D. Cunningham, Manager of Development Engineering Review