

Development Services Department

Memo

D12 Arthur (Oakland Road)

TO: Dan Namisniak, Planner, and Secretary Treasurer
FROM: Alex Voinescu, Development Engineering Reviewer
DATE: March 29, 2019
RE: **PS1/19/DN – Stonehenge Acres Ltd, & 959261 Ontario Inc.
Oakland Avenue, Geographic Town of Oakland
Draft Plan of Subdivision – Request for Comments
RE: Application Submission**

Further to receiving the above indicated Draft Plan of Subdivision submission, staff are pleased to provide the following comments:

- The comments noted below reflect those relative to the supporting documentation submitted with the Plan of Subdivision application (PS1/19/DN) and are for the purpose of establishing Draft Plan Conditions for same. Please be advised that further comments will be forthcoming with the review of the 1st Engineering Submission documents, which will be required post-Draft Plan Approval.
- Clauses requiring the Developer/Owner to be responsible for all costs associated with the construction of the proposed Street to the property limits of this development have been included in the Draft Plan Conditions.

Draft Plan Conditions

- See attached comments to the Draft Plan Conditions document (attached).

PRELIMINARY DEVELOPMENT ENGINEER REVIEW COMMENTS:

Document Comments

Staff has reviewed the Draft Plan of Subdivision document (Development Engineering Limited dated November 20, 2018) and provides the following comments:

- The proposed daylighting triangles at the intersection with Oakland Road and Street A are to conform to the design standards as shown in the June 2017 Transportation Association of Canada Geometric Design Guide for Canadian Roads.
- This document contains general information concerning planning processes related to establishment of the proposed development. We trust the appropriate County staff will provide comment to same.

Transportation Impact Study document (Paradigm Transportation Solutions Limited dated June 2018).

- Revise the report and all of its findings/conclusions to reflect the number of units to 22 as provided by Development Engineering Draft Plan of Subdivision drawing.
- 2. Existing Conditions - Revise the classification of Oakland Road, Malcolm Street, and Bannister Street to reflect the *County of Brant Official Plan (2010) – Schedule B*.

- Revise classification of “all other streets” in the vicinity of the subject lands to reflect the *County of Brant Official Plan (2010) – Schedule B*.

Functional Servicing Design Report document (Development Engineering Limited dated December 2018).

- The County of Brant Does not allow infiltration galleries within the municipal road allowance. The County would prefer collection of Storm Water through a catch basin system to a defined area of Infiltration with a Quality component on the Subject Lands with provisions for the regional storm to the outlet of McKenzie Creek.
- Specify what measures are to be taken to prevent mud tracking during construction.
- Provide evidence that any potential overflows directed to the Right of Way will not be directed toward Oakland Road.

Conceptual Storm Water Management Report document (Development Engineering Limited dated December 2018).

- The County of Brant Does not allow infiltration galleries within the municipal road allowance. The County would prefer collection of Storm Water through a catch basin system to a defined area of Infiltration with a Quality component on the Subject Lands with provisions for the regional storm to the outlet of McKenzie Creek.
- Provide justification that the stated infiltration rate of 500 mm/hr is accurate.

The above noted items are to be revised to address our comments including any comments that may be forthcoming from other County staff. A revised engineering submission is to be forwarded for our review and comments.

Staff has reviewed and has **no objections** to the following:

- Hydrogeological Assessment document (LDS Consultants Inc., and dated October 26, 2018).
- Geotechnical Investigation document (LDS Consultants Inc., and dated October 26, 2018).
- Stage 1 and 2 Archaeological Assessment on Part of Lot 5 and 6, Concession 1, Oakland, Brant County, Historic County of Brant, Ontario document (This Land Archaeology Inc. dated March 6, 2018).
- Planning Justification Report document (GSP Group Inc. dated December 2018).
- 171 Oakland Rd, Oakland, Ontario: Environmental Impact Study document (Natural Resources Solutions Inc. dated November 2018).
- Noise Assessment document (Development Engineering Limited dated December 19, 2018)

The above noted documents were found to be in general compliance with the *County's Development and Engineering Standards (March 2013, as amended)*.

We trust that the appropriate County Department or Agency (ie. Building, Fire, etc.) will review and provide comments on same.

General Comments:

- Approved Public Works Permits are required prior to the commencement of works.
 - Additional Permit information will be provided following the 1st engineering submission.

- Restricted access will be required through the implementation of 0.3m reserves on the flanking of Lots 1, 8, 9, & 22.
- The existing road allowance for Oakland Road is sufficient along the frontage of the subject lands based on the *County of Brant Official Plan (2010) – section 5.3.2.1.9 and Schedule B*.
- Changes made resulting from comments on one drawing are to be carried through the entire set of drawings and other pertinent documents.
- Developer's Engineer to provide instructions to the contractor referencing the *County's Development & Engineering Standards (March 2013, as amended)* for information not succinctly described in the drawings.
- Recommend that others (i.e. County Fire Department) be requested to review these drawings to confirm that there will be adequate fire coverage.

Respectfully Submitted,

Alex Voinescu

Alex Voinescu, C. Tech.
Development Engineering Reviewer
County of Brant – Development Services Department

CC: file
R. Trotter, Director of Planning
D. Cunningham, Manager of Development Engineering Review
A. Davidson, Director of Water
R. Knap, Roads Technologist
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Public Works

