

DATE: May 3, 2023

Development Application Comment Tracking

APPLICATION TYPE:	Zoning By-Law Amendment
APPLICATION NO:	ZBA6-23-LG
LOCATION:	738 Mount Pleasant Road
AGENT / APPLICANT:	Corbett Land Strategies Inc. c/o Harry Aasman
OWNER:	2861884 Ontario Limited c/o Srayva Enagala
CIRCULATION DATE:	March 2, 2023
CIRCULATION TYPE:	1 st Submission

The following comments / action items & advisory notes have been provided as result of the circulation of the proposed development at the above mentioned property. Any attachments associated with the departmental comments have been attached for review.

DEPARTMENT:		Development Engineering	
NAME / CONTACT:		Alex Voinescu alex.voinescu@brant.ca	
	COUNTY OF BRANT / COMMENTING AGENCY COMMENTS	✓	AGENT / APPLICANT / OWNER RESPONSE / COMMENTS [ACKNOWLEDGED / ADDRESSED / RESPONSE]
1.	Road widening of 3.92m is required along the North Street and First Street frontages. This is consistent with widening taken along neighbouring lots.		
2.	7.62m Daylighting triangles (from the newly widened limits) are required on the Subject Lands at the SW intersection of North Street and First Street & the SE corner of Mount Pleasant Road and North Street.		
3.	The applicant is required to enter into a development agreement. Within that agreement: <ul style="list-style-type: none"> - Curb to curb road restoration is required for the installation of new water services. 		

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	<ul style="list-style-type: none"> - Proposed septic locations are required to be shown on the site plan. 		
4.	Approved Public Works Entrance Permits are required prior to the removal/construction of entrances.		
5.	<p>The following Plans/Reports will be required as part of a severance application:</p> <ul style="list-style-type: none"> - Legal Survey - Site development Plan - Geotechnical Study (if LID features are proposed) - Storm Water Management Plan & Report - Lot Grading & Drainage Plan (A holistic Lot Grading & Drainage Plan/Report is required) - Erosion & Sediment Control Plan 		
6.	Lot grading and drainage plan is required for a subsequent severance application is to be in accordance with the County of Brant Development and Engineering standards as amended.		
7.	The Operations Department will provide comments on available water capacity to support new development on the subject lands.		

DEPARTMENT: Canada Post			
NAME / CONTACT: Connie Richardson			
	COUNTY OF BRANT / COMMENTING AGENCY COMMENTS	✓	AGENT / APPLICANT / OWNER RESPONSE / COMMENTS [ACKNOWLEDGED / ADDRESSED / RESPONSE]
8.	Please be advised that Canada Post does not have any comments on this application for severance or boundary / zoning adjustments as this will not affect mail delivery.		

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9.	Should any house be constructed in the future, the customer will have to register for mail delivery by calling our Customer Service department at 1-800-267-1177 and will be in the Kiosk at the Community center.		
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DEPARTMENT: Six Nations			
NAME / CONTACT: Peter Graham			
	COUNTY OF BRANT / COMMENTING AGENCY COMMENTS	✓	AGENT / APPLICANT / OWNER RESPONSE / COMMENTS [ACKNOWLEDGED / ADDRESSED / RESPONSE]
10	Six Nations of the Grand River Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of our Nation. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on our ability to exercise our Aboriginal and Treaty Rights that are not only set out in the treaties themselves, but are also recognized and affirmed in Section 35 of the <i>Constitution Act, 1982</i> .		
11.	We continue to be concerned about the loss of trees. During pre-consultation, we asked that all removed trees to be replaced at a 10-1 ratio and for the proponent to prepare a tree management plan, cataloguing which trees will be retained, which trees will be removed, and the proposed locations of new trees.		
12.	This application does not speak to those requests. Basic information about tree removals and replacements is unavailable.		

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13.	The proponent's requests for reductions in lot requirements will grant less space for new trees. Considering the reductions being sought, we question whether it's appropriate to have more than one detached dwelling unit on this property.		
14.	The proponent claims "The proposed lot area will accommodate driveways, septic systems (size and location to be determined at building permit application), tree replanting, while still providing plenty of space for landscaping and amenity areas." But this hasn't been quantified. We ask the proponent to do so with respect to trees, keeping in mind our replacement ratio.		

DEPARTMENT: Operations			
NAME / CONTACT: Mike Biggin		mike.biggin@brant.ca	
	COUNTY OF BRANT / COMMENTING AGENCY COMMENTS	✓	AGENT / APPLICANT / OWNER RESPONSE / COMMENTS [ACKNOWLEDGED / ADDRESSED / RESPONSE]
15	No comments from operations as long as the holding provision is on the second lot. The water service for the original lot is off North St.		