

From: Harry Niemi
Sent: Tuesday, September 6, 2016 1:03 PM
To: Gaetanne Kruse
Cc: Dan Currie; Mitchell Avis; Jackie Kay
Subject: ZBA 01/16 Bonarrow Meadows 2nd Submission

Gae,

Public Works has reviewed the August 12, 2016 circulation for the above noted application.

The detailed response from the applicant largely addressed the comments from Public Works on the 1st submission. Therefore the specific comments which follow will only address the previous comments where required. Additional engineering comments will also be forth coming from the Township Engineering consultant.

1. Sewage Allocation: There is sufficient capacity to support the proposed 213 units from the standpoint of pre-treatment and discharge to the City of Guelph. The design of the sewage pumping station can be addressed through detailed design in term of peak discharge and storage to ensure downstream gravity sanitary sewer capacities are not exceeded.
2. The water distribution modeling is near complete. Watermains throughout the development are to be 200 mm diameter including a connection to the existing watermain in Rockmosa and a connection through Block 168 to the watermain within the school property. The need for watermain improvements through Rockmosa will be determined during detailed design.
3. The intersection configuration on Christie Street with the Rockmosa entrance differs between the application and the what is proposed in the park master plan. Vertical alignment improvements are required to the existing Christie street approach to Main Street. This may impact the grading of Lot 1. Road grading also requires a storm sewer connection from Christie street into the existing Rockmosa storm sewer system. The existing Rockmosa storm sewers are not deep enough to facilitate the required connection as is. The development will therefore require, and be responsible for, some improvements to the existing Rockmosa storm sewers to facilitate the required connection. Major overland flows into Rockmosa must also be reviewed. Therefore based on the noted storm drainage requirements, entrance configuration, road alignment (vertical and horizontal) and overall grading between the library and the Lot 1 of the development, Public Works requires that those details be refined now to ensure that all aspects can be accommodated in the road allowance as proposed. A shift of the travelled portion of the road may be considered to improve entrance configuration as discussed with the applicants engineering consultant.
4. Further to details required under comment 3, a solid privacy fence is recommended along Lot 1.
5. Public works has previously indicated that an 18 m ROW will not be permitted where sidewalk is required on both sides of the road. The west section of Street A has sidewalk on both sides and is proposed as an 18 m ROW. The sidewalk should therefore be removed from the north side of Street a (fronting lots 140 through 150) and added to the side yard of Block 164 and 165 on the south side of street A.
6. The sidewalk on Street C is to be switched to the south side fronting lots 129 through 139.
7. The sidewalk is to be extended on County Road 27 from the existing north limit at the school entrance to the sidewalk on Street A.
8. Safe passage of the Regional storm event through all facilities is required. Regional modeling is therefore required.

9. In keeping with the previous comment, the storm sewer from the rear of lots 37 to 57 and the Future church site must address regional storm conditions. The actual storm sewer proposed through lot 47 and 68 to the north pond is a significant infrastructure component. Therefore a minimum 3 m easement will not be sufficient. The minimum required easement is 5 m subject to final sizing of the storm sewer.
10. Previous acceptance of easements straddling lot lines will cause future maintenance issues. Easements shall be located on one side of the common lot line between adjacent lots in keeping with the Development Standards.
11. Public Works fully endorses the revised water balance approach incorporating the entire OPA#88 area. This approach is more realistic approach for the overall area given the significant infiltration facility constructed on the school site.

Regards

Harry

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