

## **Victoria Mance**

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**From:** Dustin Lytle <dlytle@tritoneng.on.ca>  
**Sent:** July 23, 2024 6:21 PM  
**To:** Bill White  
**Cc:** Victoria Mance; Sandeep Shrestha  
**Subject:** RE: C17-24 Report 271 Main Street  
**Attachments:** PL2024-061 - ZBA C17-24 271 Main St E\_Cale and Reg Barnes\_16072024\_VMBwDraft-dcl.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Bill,

I had not seen these documents, but generally it looks like most servicing issues can be worked out during detailed design/site plan application stage. We will need to discuss with Jim if he has any concerns with two sanitary services into a single site and how he will manage the water metering given there is only one service. That being said, I don't have any major concerns with your report related to servicing, just some minor edits given that we have not thoroughly reviewed this. However, that being said, they are proposing 24 units that (I assume) will need to be granted allocation through the usual allocation process; should this be indicated in this Report? Something like:

*"Prior to the Site Plan approval, the Owner shall request a Provisional Allocation of services and execute a Final Capacity Allocation Agreement pursuant to the Southgate Servicing Capacity Allocation & Retention Policy. Upon execution of the Final Capacity Allocation Agreement the Township shall allocate Municipal Water Capacity and Wastewater Capacity as available and at their discretion."*

It's worth noting that there are a number of other Developments "on the books" and so allowing this one to move ahead of others may be something council doesn't want to be cautious of (we only reserve 5 units every year of "infill").

Additionally, Taylor or Howard should review the Traffic Impact Study; I'm a bit concerned about sight lines and how close the buildings are to the road, but maybe a nonissue given the low volume. Do you want me to send this on and see if they can review in short order or is this something that can be deferred to site plan stage? I suspect the owner will want to know early on if there are issues with this layout.

And finally, just as an FYI, we will prepare a "Municipal Servicing Assessment" to confirm downstream capacity issues (if any), available fire flow and pressure. That assessment does not form part of this report, but it will be provided to Jim and Crozier for their records.

Thanks,



**Dustin C. Lytle, P.Eng.**  
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*Please note: I will be away July 26<sup>th</sup> to August 5<sup>th</sup>, returning to work on August 6<sup>th</sup>.*