



Interoffice Memo

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| Date: | May 5, 2020 |
| To: | Justin Miller, Planning |
| Cc: | Shannon Van Dalen, Manager – Planning Kris Franklin, Manager – Capital Projects |
| From: | Tim Dickhout, Development & Design Technologist – Planning & Economic Development |
| RE: | PLOP-HA-2020-037 PLZ-HA-2020-036 63 Pyle Road “Waves” |

A Functional Services Report has been submitted with the above noted applications prepared by IBI Group. It is proposing 173 seasonal cottages on 27 hectares.

Communal Servicing (Water and Sanitary)

At this time, communal servicing is not supported by the county, except on one private development. The pilot private communal system for Shelter Cove has not advanced enough for the County to fully assess the success of the servicing approach. Private communal systems pose a significant risk as the municipality is ultimately left responsible should the design, management and/or operation of the systems fail.

Municipal Drains and SWM:

Included in the FSR, is a Storm Water Management recommendation. The parcel, 63 Pyle Road, straddles both the GRCA and NPCA territories. IBI is suggesting that the property should have two SWM ponds with only one outlet to the lake, as long as the design can be supported by the conservation agencies, and that the design minimizes erosion and quality control is adequate.

Generally, The county would find that design acceptable for most developments, but, this property is in at least four municipal drains (Lindsay, Broad, Furry and Boulton). If the proposed concept is acceptable with the conservation authorities, then the property would need to be removed from the Municipal Drains as per the Drainage Act.

Transportation:

Please see the additional comments prepared by Judy Brown.

Northshore Road Upgrades:

The upgrades as stipulated in the TIS, insinuate that the road enter the development would be a municipal right of way which would require reduction in speed, additional warning signs and lights. At this time these upgrades do not seem to be warranted.

Pyle Road Upgrades:

They are proposing to have a secondary access off of Pyle Road, near Villella Road. I would request that Pyle Road be investigated to improved to a Rural Road Cross Section, additional warning signs for stop signs, curves, and chevrons.

Tim Dickhout

Development & Design Technologist - Planning & Development