



192-222 Argyle Street

PLOP-HA-2021 & PLZ-HA-2021-118

Please find noted below my comments for **PLOP-HA-2021 & PLZ-HA-2021-118**. I had the pleasure to review the following documents submitted with this package:

- Goodreid Planning Second Submission
- JD Engineering Letter – TIS Addendum
- Pearson FSR

Goodreid Planning Second Submission

- Reviewed and acknowledged
- Transmittal reviewed with response to the first submission comments addressed accordingly

JD Engineering Letter – TIS Addendum

- I will let Judy Brown – Haldimand County’s Transportation Engineering Technologist provide comments regarding the TIS

Pearson FSR

- As this proposal is for a commercial plaza, the average daily flow (ADF) for Water and Sanitary is not anticipated to be very large. It is proposed within 2022 Capital Projects to upgrade the servicing lines within Argyle Street that would affect the location of this development. Reference to the Domtar Pump Station should also refer to the Gateway Pumping Station as Domtar will be decommissioned in 2023 as Gateway will be commissioned as a part of the Phase 1 of Empire Gateway Development. The intent is to connect Domtar flows into this new Gateway Pumping Station. The flows that are proposed that are reflected in the submitted FSR (Feb 2022) are believed to provide as sufficient but increase in these values would require further investigation and reference to the newly proposed upgrades and pump stations.

If there are any questions or concerns please do not hesitate to reach out.

Thanks,



Austin Thorne

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