

TOWNSHIP OF WOOLWICH
ENGINEERING & PLANNING SERVICES

TO: Sherwin Meloney
FROM: Bryan Bishop
SUBJECT: 881 Weber Street North, St. Jacobs – Zone Change Area C & D
DATE: October 2, 2024

Township engineering staff have reviewed the following information submitted on June 18, 2024 for the revised Zone Change submission which was previous submitted July 20, 2023. Please see the following comments below:

- Area C Schematic Dwg
- Area D Schematic Dwg

Zone Change Comments

- With the residential units and as outlined in the Engineering Design Infrastructure Manual (EDIM) a scoped hydrogeological report is to be provided. Please see the Township's EDIM for more information located on the website
- Functional Servicing Report (FSR) to be provided for proposed sanitary, storm and potable water servicing for the area. Will multiple wells be on the property for the different areas? Is there plans to connect to future municipal services for area C and D. Please outline staging / timing of development, current and future servicing capacity.
- As provided in the July 2023 submission an overall planning proposal summary was provided for the lands. Will a complete Zone Change strategy still be provided for the lands including areas B, C, & D?
- Sightlines to be provided for Apple Grove Rd and existing farm entrance at south end of the property. As the type of land use is proposed to be changed and traffic volumes. Please confirm sightlines, safety, emergency access, etc.
- Under Common Law for drainage an owner who artificially collects and discharges water onto a downstream property will be liable for damages caused for downstream lands. This liability may be enhanced when the drainage area for the artificially collected water is greater than the natural drainage area for the downstream property. Therefore, in order to mitigate future liability for the discharge from the proposed development into the adjacent private property/ditch/watercourse etc., we would suggest that the development agreement / dwgs require the Developer to obtain a legal/secure outlet for the proposed development.
- Apple Grove Rd existing R.o.W is approx. 15m. The Official Plan states a 20m R.o.W is to be provided. An approx. road widening of 2.5m will be required along the frontage.

Preliminary Future Site Plan Comments

- Please refer to the Township's EDIM manual, Region of Waterloo Design Guidelines and Supplementary Standards and Specifications, MOECP and other engineering / best practices manuals for the future site plan design.
- Please provide statement on grading plan stating:
The Engineer/Designer hereby certifies that the proposed lot drainage and / or grading plan(s) have been designed in accordance with drainage common law in Ontario, sound engineering principles and the Ontario Building Code Articles such as but not limited to 9.14.6.1 & 9.15.4.6. The Engineer / Designer ensures artificially collected and / or surface drainage will not adversely affect adjacent properties

Miscellaneous

- Apple Grove Rd is a half load seasonal road from March 1 to April 30
- Preliminary works such as site stripping, preparation and earth movement are not to begin on the site until after the Site Plan Agreement has been issued and all engineering has been accepted by the Township. Should preliminarily site works be required, a Site Alteration Permit must be issued by the Township. Details of the Site Alteration Permit and Application can be found by following this link [SAP](#)

Bryan Bishop C.E.T.
Development Engineering Technologist
Development Services – Development Engineering

cc Lori Fox C.E.T. – Manager of Development