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APPENDIX " D "

MEMORANDUM

to
REPORT PLAN2017-067

TO: Ian Walker, Planning Officer – Large Developments

CC: Christina Sisson, Supervisor, Development Engineering

FILE NO. D06-17-030
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FROM: Roberta Perdue, Senior Engineering Technician

DATE: November 16, 2017

RE: D06-17-030, Zoning By-Law Amendment Application
30 King Street East, Bobcaygeon

Engineering has reviewed the following information received on November 8, 2017, in support of the above noted Zoning By-Law amendment application to permit the additional use of a Micro-Brewery:

- Functional Servicing Report, Old Dog Brewing Co., Range 7, Plan 11, Lot 9 East of William Street, 30 King St East, City of Kawartha Lakes (Former Village of Bobcaygeon), prepared by Landmark Associates Limited, dated August, 2017.
- Old Dog Brewing Company Zoning By-Law Amendment Concept Sketch, 30 King St East, Former Village of Bobcaygeon, City of Kawartha Lakes prepared by Landmark Associates Limited, dated September, 2017.

We offer the following comments based on our review of the above noted information:

General Comments:

- Engineering requires further information regarding the proposed servicing for the site's operations, including micro-brewery, pub, retail and residential uses.
- The Functional Servicing Report includes an "Existing Servicing Plan". Please include a "Proposed Servicing Plan" in the report.

- Any alterations to existing municipal water and sanitary servicing are subject to the City of Kawartha Lakes Municipal Service Connection Application process.
- Please provide a copy of the topographic survey for the site.

Water:

- The Functional Servicing Report indicates that the current 19mm water service lateral must be replaced with a new 50mm water service and water meter. Please confirm the servicing calculations include all proposed site uses (micro-brewery, pub, retail and residential uses).
- The Functional Servicing Report indicates a separate 150mm fire line service may be required. Please note that the 50mm Domestic water service and the 150mm Fire water service must be separate services, from the main to property line. Please identify all proposed servicing on a Proposed Servicing Plan and identify service lateral separation distances, setbacks, existing infrastructure, etc. to ensure there are no conflicts. Water services cannot be installed within a driveway.

Sanitary:

- Engineering requires documentation to confirm that no stormwater and/or groundwater connections (i.e. roof downspouts, sump pump, weeping tile, etc.) exist from the property, into the City's sanitary sewer infrastructure.
- The Functional Servicing Report indicates the property is currently serviced with a 100mm sanitary service lateral, however recommends a camera inspection of service lateral. Engineering requires the camera inspection be completed in advance of Site Plan submission and that a copy of the camera inspection be provided to Engineering.
- A sanitary inspection manhole is required (located at property line). The inspection manhole will provide access for sanitary sewer effluent monitoring. The sanitary inspection manhole must be identified on the Proposed Servicing Plan and identify service lateral separation distances, setbacks, existing infrastructure, etc. to ensure there are no conflicts and that all proposed separation distances comply with Ministry guidelines.
- The Functional Servicing Report does not quantify the proposed wastewater flows from the Micro-Brewery operations, however recommends a 150mm new service if the current service is in poor condition. Please provide proposed wastewater flows for the site, to support the sizing of the sanitary sewer service lateral.

- The Functional Servicing Report does not address the quality of effluent from the micro-brewery operation. The City of Kawartha Lakes By-Law 2016-006, to Establish the Management and Use of the Sewer Works in the City of Kawartha Lakes, details specific sanitary sewer discharge quality criteria. The proposed project will require pre-treatment to meet the permitted effluent criteria or alternatively, the proponent may enter into a surcharge agreement with the City as per By-Law 2016-006.
- The City received an email from Landmark Associates Limited, dated November 8, 2017, which indicated an alternate wastewater treatment proposal than what was provided in the Functional Servicing Report. The City requires further engineering support regarding the proposed effluent quantity and quality management. Please provide a process flow schematic for clarity and identify any tanks etc. external to the building and how they relate to the service lateral connection, on the Proposed Servicing Plan. Please note that servicing must comply with City servicing by-laws.

Stormwater:

- The Functional Servicing Report notes that the proposed site works will increase the impervious surface area. Quality and quantity control must be addressed. The north area of the site is proposed to change from grass to gravel parking. Surface drainage is directed off site, onto private property to the north and east and no quantity or quality controls are proposed. The adjacent property to the north (Trinity United Church) has historically experienced drainage and icing issues in their parking lot. The development must ensure there are no negative impacts to adjacent private properties and opportunities for Low Impact Development (LID) should be considered. Please revise.

Entrances:

- A Loading Bay is identified on the proposed addition, at the property line, facing onto William Street. Loading/unloading must be undertaken within the private property. Commercial entrances must be sized to accommodate delivery vehicles. Please revise.
- Sidewalk improvements will be required from the intersection of Kings St and William St, to the north property limit on William St.

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Additional comments will be provided as part of the Site Plan review.

A letter is to be provided with the next submission explaining how the above comments have been addressed including a consolidated submission of required reports and design drawings. All final design drawings are to be signed and sealed by a Professional Engineer.

The above comments are based on the most current information received. In reviewing these documents, every attempt is made to provide a thorough and comprehensive examination. However, Engineering may at any time request additional information and/or amend previous comments/requirements based on new information.

Please do not hesitate to contact our office if you have any questions.