

Commenting Agency/Dept	No.	Comment	Response
Township Planning	1	The following planning applications are required to permit this proposal: <ul style="list-style-type: none">• Consent Application (Lot Addition 1)• Consent Application (Lot Addition 2)	Noted.
	2	It is the Township’s understanding that the applicant proposes to establish a blanket easement over one property in favour of the other for drainage purposes. The establishment of this easement will not require a consent application but will be required to be registered following the registration of the lot line adjustment. As a condition to the proposed consent application, the applicant’s legal counsel will be required to provide an undertaking to register the easement and provide evidence of compliance in the form of a copy of the electronic Transfer Easement to the Township.	Noted.
	3	The applicant appears to be proposing a third driveway entrance for the property at 395 Waydom Drive, where generally only one entrance is permitted per property. As there are already two existing entrances, further clarification will be required to justify the need for a third driveway access.	A third driveway is being requested in order to provide an access to the east side of the existing building for standard maintenance. This third driveway will only be used as needed and when not in use will be gated. There is no intent to use this as an everyday access. Due to the underground water cistern at the front of the property, there is not enough room to use the existing access and go between the building and the tank structure. Additionally, due to the grade at the rear of the property, east side of the existing building can not be accessed via the rear parking area either.
	4	Please note that the properties are located within the MTO Permit Control Area (PCA) and will require MTO permits prior to the issuance of any Township building permits.	Noted.
	5	Township records show that there is an existing site plan agreement for the property at 395 Waydom Drive. As a condition of the proposed consent application, a site plan amendment application will be required to reflect the new lot boundaries.	Noted.
	6	The consent sketch must show proposed septic and well to ensure that the vacant lot can be appropriately serviced while ensuring separation for services on the lot located at 395 Waydom Drive and neighbouring wells and septic.	A proposed lotting plan for the vacant lot has been included in this submission.
	7	A detailed concept plan will be required that identifies the following items: <ul style="list-style-type: none">o All existing/proposed buildings/structures (All dimensions and setbacks)o Existing/proposed wellso Existing/proposed septic systems	A proposed lotting plan for the vacant lot has been included in this submission.
Engineering and Public Works	1	Applicant to be advised that an updated grading plan will be required to shown drainage for new and retained lots.	Grading Plan included in this submission.
	2	Engineering Public Works has no objections to the application.	Noted.
Township Building	1	Would like to see a concept plan of how the lot can be configured to ensure separation between well and septicon the proposed lot 2 can be achieved, as well as maintaining the required separation from the neighbouring wells and septic system.	A proposed lotting plan for the vacant lot has been included in this submission.
	2	Concept plan should also show, how building footprint along with parking in as per the zoning bylaw, storm water management, onsite water for fire fighting, well and septic can all be contained within the proposed lot fabric	A proposed lotting plan for the vacant lot has been included in this submission.
	3	Our records from the approved dwgs from 1996 indicate that the 32’x70 below ground sprinkler cistern was at the north east corner of lot 20, confirmation that there isn’t an abandoned tank under ground that will be conveyed to property 2	Existing Drainage and Existing Site Features letter by MTE, attached.
	4	What is the purpose of the proposed gravel driveway? The site already has two existing driveways on property 1 and 1 on property 2.	Please refer to the response to comment 3 from the Township Planning Department above.
	5	If 395 Waydom has an existing site plan agreement under section 41 of the planning act an amendment may be required to capture the changes to the lot configuration and usability of the site.	Noted.
Township Fire	1	No comments	Noted.
Grandbridge Energy	1	We require a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, proposed electric plant. The survey must include dimensions. The Applicant is cautioned that a minimum clearance between the proposed	This will be provided as a condition of the consent.
GRCA	1	Please be advised that the subject property is not regulated by the GRCA and is outside of our areas of interest (refer to the attached map).	Noted.
MTO	1	MTO has no comments on the subject pre-consultation related to the proposed consent, however, the site is directly adjacent to Highway 401. As such, the owner should be aware that the property falls within MTO’s Permit Control Area (PCA), MTO Permits are required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied. MTO staff are available to consult with any plans the applicant has for the severed and retained.	Noted.