

FUNCTIONAL SERVICING REPORT

743 MIDLAND POINT ROAD
MIDLAND, ONTARIO



January 14, 2020

pathway engineering services ltd.
37 sully drive
pentanguishene, ontario

Introduction

Amy Ruston retained Pathway Engineering Services Ltd. to prepare sketches to accompany an Application for Consent showing the lands to be severed and for a Zoning By-law amendment for the lands to be rezoned for the property known municipally as 743 Midland Point Road.

This report is prepared in support of the Application for Consent showing the lands to be severed and for a Zoning By-law amendment showing the lands to be rezoned.

Prior to retaining Pathway Engineering Services Ltd., Amy Ruston met with Angela Zhao from the Midland Planning department on 1 February 2018 to explore options for development of the property known municipally as 743 Midland Point Road. At that time, Angela Zhao advised the Town of Midland does not have a policy as to how many lots can be created by severance and, as such, her preliminary opinion was a subdivision was not required based on the preliminary plan presented.

During the meeting there was also a discussion concerning the 1 foot reserve at the southerly limit of lot of the property abutting Portage Park Lane. Following the meeting, Angela Zhao advised Amy Ruston as follows:

“The parcel is not owned by the Town. It is in the ownership of Portage Park Estates. Therefore, you will have to deal with the owners in order to have legal access through Portage Park Lane, whether it’s by way of an easement access or by a transfer of land.”

Angela Zhao further advised Amy Ruston as follows:

“... for your proposal to be deemed a complete application for the purpose of a rezoning, it should include but not limited to the following documents:

- Planning Justification Report
- Record of Site Condition (Phase I Environmental Assessment)
- Environmental Impact Assessment
- Site Plan/Concept Plan
- Soil Condition Report
- Functional Service Report (To show that the lots can be serviced by water, etc)
- Storm water management brief

The Proposal

The proposal is to create three (3) lots. Three (3) new lots having frontage on Midland Point Road are to be created by an Application for Consent. A fourth lot, being the remainder of the site, has frontage on Portage Park Lane.

Drawing A-195 shows the proposed severances.

Supporting Documents

Reports to support the application include the following:

Archaeological Study

- prepared by AMICK Consultants Limited dated 28 August 2017

Environmental Impact Assessment

- prepared by Azimuth Consulting Inc. dated December 2019

Functional Servicing Report

- prepared by Pathway Engineering Services Ltd. January 14, 2020

Planning Justification Report

- prepared by Innovative Planning Solutions dated January 2020

Preliminary Servicing Assessment

- prepared by Azimuth Consulting Inc. dated January 2020

Stormwater Management Brief

- prepared by Pinestone Engineering Limited, January 15, 2020

The Property

The subject property is located on the south side of Midland Point Road, and known municipally as 743 in the Town of Midland.

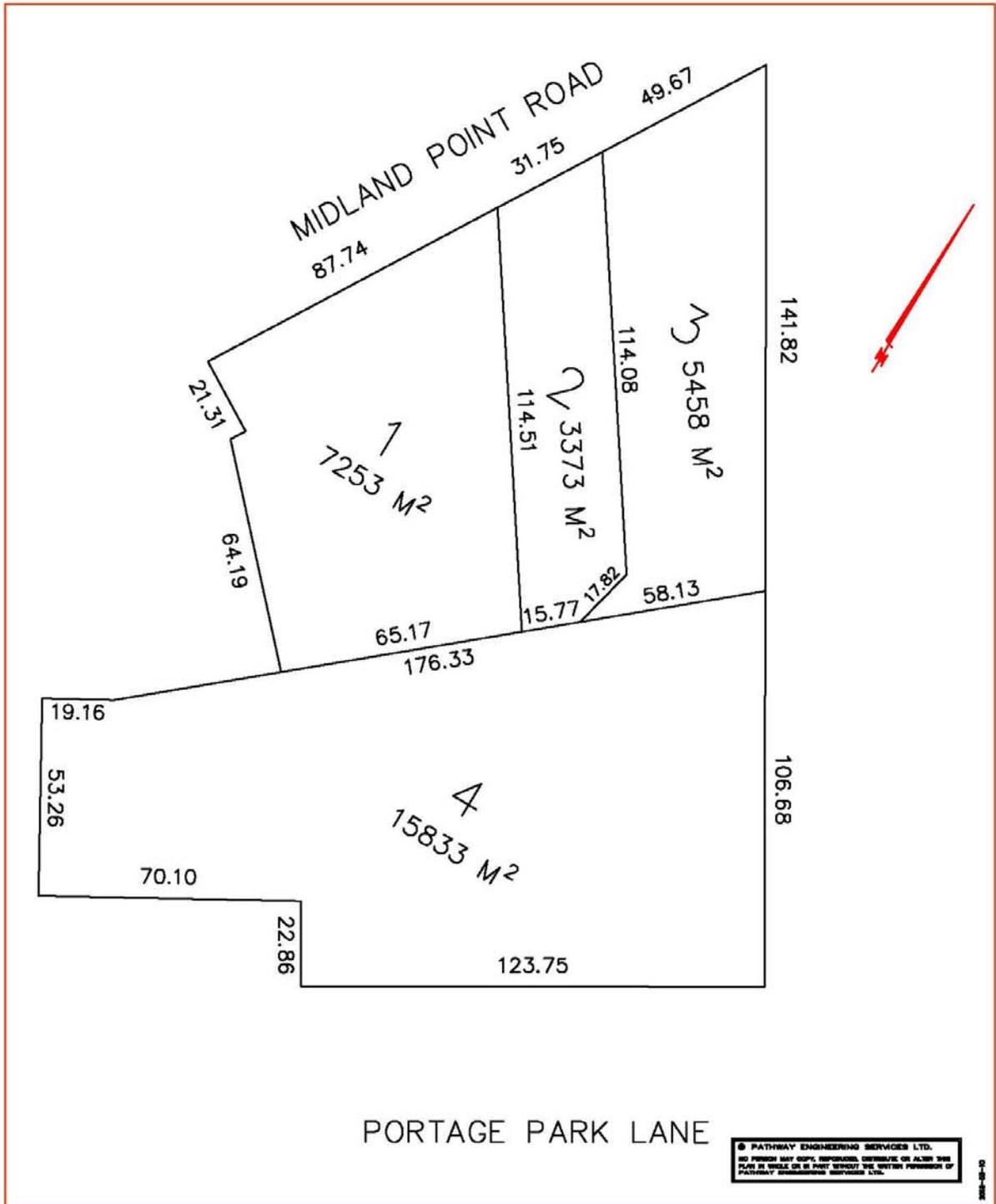
The property has an area of 31,900 ± square metres, 169 ± metres of frontage on the south side of Midland Point Road and 20 ± metres frontage on the north side of Portage Park Lane.

The legal description is Parts 3, 4, 5, 6, 7, 8, and a 1' foot reserve on Plan 51R-1231.

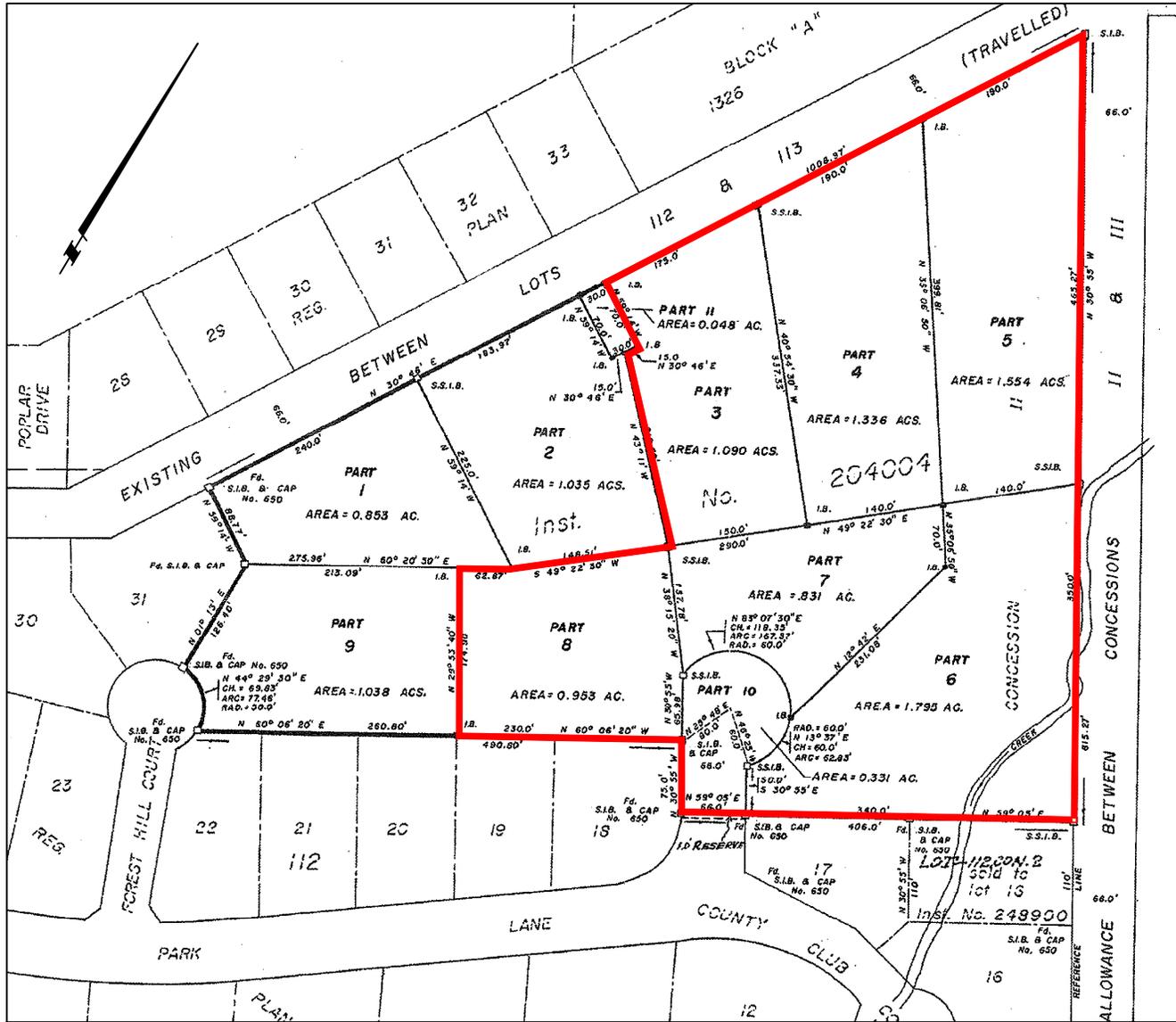
Drawing A-187, an excerpt from Plan 51R-1231, shows the site.

The site gently slopes from Midland Point Road to Portage Park Lane as shown on drawing A-199.

There is a mix of environmental features on the site including watercourses, drainage courses, wetlands and woodlands.



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|  pathway engineering services ltd. penetanguishene, ontario | 743 MIDLAND POINT ROAD MIDLAND, ONTARIO | Date 2018-10-07 |
| | | Scale Not to Scale |
| Revisions _____ Date _____ | PROPOSED SEVERANCES | Project 2018-03 |
| | | Sheet A-195 |



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2018-3-1

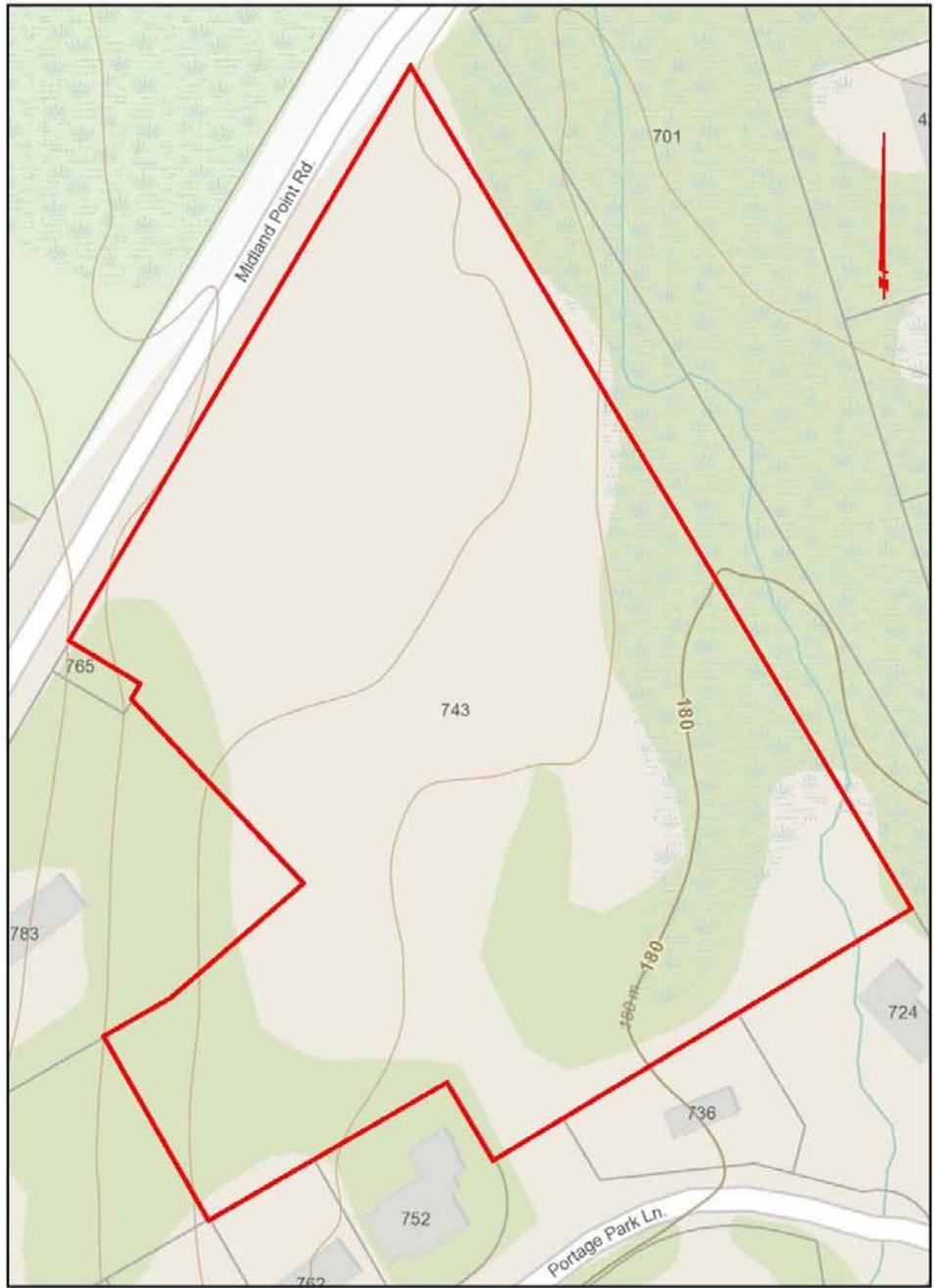
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Revisions _____ Date _____

743 MILDAND POINT ROAD
 MIDLAND, ONTARIO

EXCERPT OF PLAN 51R-1231

| | |
|---------|--------------|
| Date | 2019-01-21 |
| Scale | Not to Scale |
| Project | 2018 - 3 |
| Sheet | A-187 |



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743 MIDLAND POINT ROAD
 MIDLAND, ONTARIO

Date 2019-10-28

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Revisions

Date

Project 2018-3

SITE LOCATION + TOPOGRAPHY

Sheet A-199

There is a wetland adjacent to the westerly and easterly property lines.

The dominant groundcover on site is brush, shrubs and trees.

Drawing A-205 is an excerpt from Figure No. 3 prepared by Azimuth Environmental Consulting Inc. showing the constraints on the site as well as the proposed severances.

Proposed Land Use

It is proposed a detached dwelling be constructed on each of the proposed lots for a total of four (4) dwellings.

Water Servicing

Municipal watermains abut the site on Midland Point Road and on Portage Park Lane.

The Town of Midland has confirmed water services connections to the existing watermains on Midland Point Road and on Portage Park Lane are permitted.

The attached drawing, provided by the Town of Midland, shows the water distribution system in the area.

There is an existing fire hydrant at the northeast corner of the property.

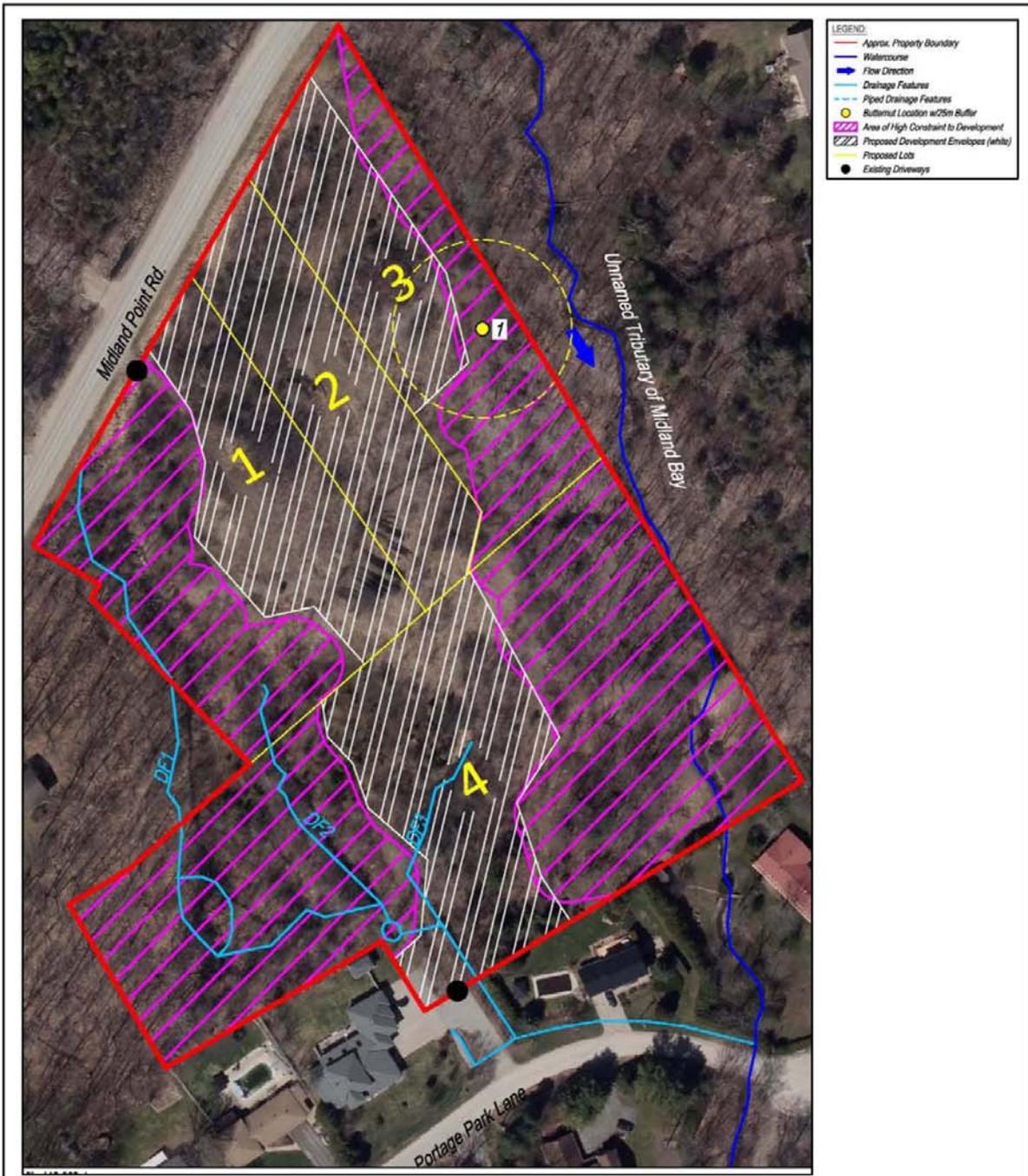
Sewage Disposal

There are no sanitary sewers abutting the property.

Sewage disposal for the proposed lots will be provided by constructing private sewage disposal systems for each lot.

The Preliminary Servicing Assessment prepared by Azimuth Consulting Inc., has, “concluded that the existing hydrogeological conditions upon the Site are suitable to support a proposed three (3) lot severance (plus a retained parcel).”

Drawing A-204 is an excerpt from Conceptual Plan prepared by Innovative Planning Solutions using information provided by Azimuth Environmental Consulting Inc. The plan shows conceptual locations for dwellings and private sewage disposal systems.



EXCERPT FROM FIGURE NO. 4, PROPOSED SERVERANCES WITH BUILDING ENVELOPE,
 DATED NOVEMBER 2019
 PREPARED BY AZIMUTH ENVIRONMENTAL CONSULTING INC.

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| | | Scale Not to Scale |
| Revisions | Date | Project 2018 - 3 |
| SEVERANCES + BUILDING ENVELOPE | | Sheet A-205 |

743 Midland Point Rd.



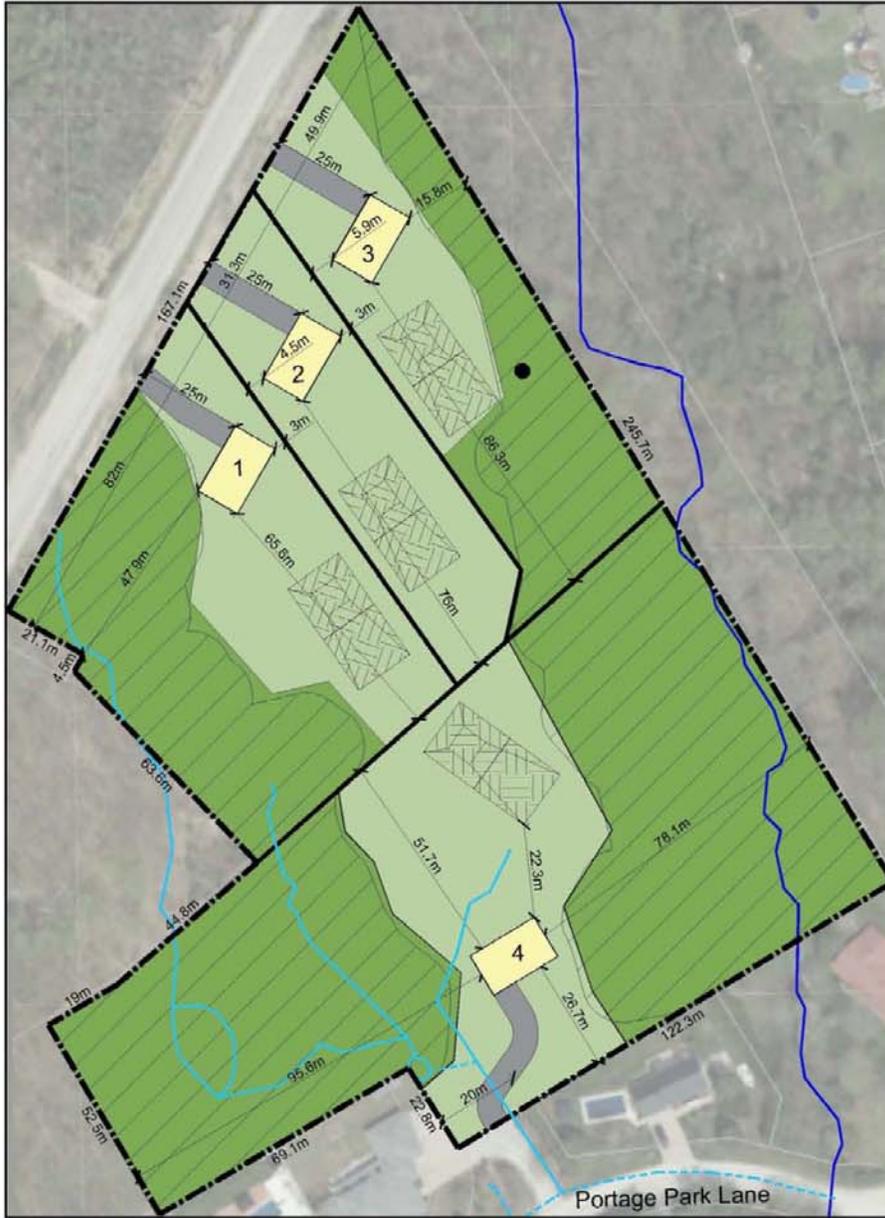
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1:4,514

0 0.1 0.2 0.4 km

March 5, 2019





| LEGEND | |
|--------|---|
| | Subject Site - 3.1ha (7.66c) |
| | Proposed Dwelling - 11.0m x 19.0m - 198.0m ² (2,131.38') |
| | Proposed Septic Bed |
| | Landscaped Area |
| | Driveway |
| | Buttress Location |
| | Area of High Environmental Constraint |
| | Drainage Feature |
| | Watercourse |

EXCERPT FROM PLAN PREPARED 2019-12-18
BY INNOVATIVE PLANNING SOLUTIONS

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743 MIDLAND POINT ROAD
MIDLAND, ONTARIO

Date 2018-12-27

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Project 2018-3

Sheet A-204

Revisions

Date

CONCEPTUAL SITE PLAN

Stormwater Management

The following are among conclusions in the Stormwater Management Brief prepared by Pinestone Engineering Ltd., dated January 15, 2020:

- The comparison of pre-development and post-development stormwater flow rates indicate that peak flows will increase during the modelled storm events as a result of the proposed development.
- LID controls consisting of enhanced grass swales and maintenance of vegetative buffers that act as filter strips will provide peak flow reduction to pre-development values.
- Suitable measures can be implemented, during construction, to protect the adjacent properties from migrating sediments.
- Individual lot grading plans will be submitted at the building permit stage for each lot.

Road Access

Midland Point Road and Portage Park Lane are maintained by the Town of Midland year round.

Access to the proposed lots will be from driveways to Midland Point Road or Portage Park Lane.

If required, purchasers will install 450 mm csp entrance culverts to permit driveway access to the proposed lots.

Amy Ruston has acquired the privately owned 1' reserve previously preventing access to Portage Park Lane.

The response from the Town of Midland confirming connection to the existing watermains will be permitted, also contained the following statement:

“A greater concern is the access to Portage Park as that area is currently being used as a private drive by others. Your client will have to have further discussions with the Town to determine a resolution to this issue.”

Recent discussions with the Director of Planning and Building Services, Wesley R, Crown, by Cameron Sellers from Innovative Planning Solutions suggest, “generally situations like this do not pose a bar to the consideration of an application, but could become a condition or range of conditions if approval was granted.”

Lot Grading

Significant changes to the existing grades are not anticipated.

The purchasers of the proposed lots will be required to prepare lot grading plans adhering to the recommendations in the Stormwater Management Brief prepared by Pinestone Engineering Ltd., dated January 15, 2020 as part of their application for a building permit.

Utility Servicing

Hydro

Ontario Hydro is the electrical service provider for this area.

Electrical services to be provided by connections to the existing overhead lines on Midland Point Road and Portage Park Lane.

Bell

Bell services to be provided by connections to the existing overhead lines on Midland Point Road and Portage Park Lane.

Natural Gas

Natural gas to be providing by connections to the existing gas mains on Midland Point Road and Portage Park Lane.

Cable

Cable to be provided by connections to the existing overhead lines on Midland Point Road and Portage Park Lane.

All of the above listing utilities confirm there is sufficient capacity in their plant to provide services to the proposed lots.

Conclusions

The following satisfy the servicing needs of the proposal, shown on drawing A-195:

- The presence of watermains as shown on the water distribution and the ability to connect to watermains on Midland Point Road and Portage Park Lane shown on the sketch provided by the Town of Midland.
- The ability to construct private on-site sewage disposal systems in the report prepared by Azimuth Consulting Inc. dated January 2020
- Access to Midland Point Road and Portage Park Lane to be achieved by constructing driveways, with entrance culverts, if required, to access the municipally maintained roads.
- Implementing Quality and Quantity Controls outlined in the Storm Water Management Brief prepared by Pinestone Engineering Limited dated January 15, 2020 will provide peak flow reduction to pre-development values and achieve stormwater quality enhancement.
- The ability to connect to the various utilities discussed under the heading Utility Services, is confirmed.
- Access to Portage Park Lane is available, as Amy Ruston has acquired the privately owned 1' reserve.

It is recommended the Approving Authorities support the application for Consent and the applications for a Zoning By-law amendment .

Respectfully submitted,

A handwritten signature in black ink, reading "Herbert A. Proudley". The signature is written in a cursive style with a long, sweeping underline.

Herbert A . Proudley P.Eng