

**Date:** May 8, 2023

**From:** Sydnee Rivest, CET, Engineering Technologist - Development

**To:** Ian Search, Planner 1

**Re:** Committee of Adjustment – May 17, 2023 – B/11/2023

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Operations has reviewed B/11/2023 - 0 Main Street application and offer the following comments:

Comments
<ul style="list-style-type: none"><li>Lakeshore currently does not have any sanitary treatment capacity at the Comber Lagoons to service any development applications in Comber. This information was presented to Lakeshore Council on September 13, 2022. Therefore, Engineering cannot support the severance/proposal at this time.</li><li>Lakeshore is currently working on a Water &amp; Wastewater Masterplan Update to identify viable projects to provide Comber (and other areas in the Municipality with sanitary treatment &amp; conveyance constraints) with additional capacity to accommodate development and re-development. This update is anticipated to be completed in 2024. All design and construction of any recommended projects in the WWMP Update will require Lakeshore Council endorsement to proceed and an approved funding model (timelines unknown).</li><li>A pre-consult meeting was held on with Lakeshore and the Applicant for a hotel proposal on the subject lands. Lakeshore Engineering &amp; Infrastructure Division requested the Applicant to provide average water usage for a similar facility for Lakeshore to confirm if potable water capacity exists for the proposal. This has not been provided since the pre-consult meeting and therefore it is undetermined if there is potable water capacity available for the proposed development.</li><li>Lakeshore's Drainage Superintendent will require the Applicant to complete a revised updated schedule once the development is complete under the Drainage Act.</li></ul>

- Currently, there is a water main owned by Lakeshore within the subject property. This water main will need to be redirected prior to any development occurring on the subject property.
- The subject parcel will be subject to Lakeshore's Water and Wastewater Buy-in Fees.
- An entrance permit will be required to be obtained by either MTO (Hwy 77) or Lakeshore (Knapp Rd).
- The north portion of Emerson Avenue ends abutting the south property line of the subject property. The applicant must convey a portion of the subject lands to create a cul-de-sac (12m radius, 20m right-of-way) at the north end of Emerson Avenue to complete the road to the satisfaction of Lakeshore Engineering. The cul-de-sac will required to be constructed as part of any future development proposals on the subject property.
- A traffic impact study will be required for any proposed developments on the subject property.

If you have any questions or require further clarification, please do not hesitate to contact the Engineering & Infrastructure Division.

Sydnee Rivest, CET, rcji

Engineering Technologist – Development