

Granite Engineering Services

a division of 1709425 Ontario Limited

## Functional Servicing Report

**Project #:** 2018-0017  
**Report #:** 2020-0017-001  
**Date:** June 5<sup>th</sup>, 2020  
**Project Address:** 1240 Anderson Line, Coldwater

Prepared for:

Cipponeri Holdings Inc.

Prepared by:

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## **1. Introduction**

**Granite Engineering Services (GES)**, in consultation with **Plan Muskoka**, has been retained by **Cipponeri Holdings Inc.** to prepare a *Functional Servicing and Stormwater Management (SWM) Report* in support of a Draft Plan of Subdivision (Appendix A) for a 42 lot residential development and one lot for a retirement facility on the subject land currently known as 1240 Anderson Line in the Village of Coldwater in the Township of Severn.

## **2. Site Description**

The site for the proposed Draft Plan of Subdivision at 1240 Anderson Line in the Village of Coldwater consists of a parcel of land that is 5 ha in area that is currently defined as Settlement Living Area per the **Township of Severn Official Plan** and is currently zoned **Residential**. A large portion of the property is currently being cultivated for agricultural use; the current farm field is spread over the proposed site as well as the adjoining property to the southeast, 1358 Anderson Line. The rest of the property consists of a wooded area with a thin strip of trees combined with tall grasses and shrubs along the northern and eastern edges of the site; the southwest section of the property has a larger wooded area that is part of a designated wetland of approximately 0.45 ha. The municipal drain, Medonte #1 Drain, runs along the north and northwesterly site boundaries and ultimately discharges into the Coldwater River. Immediately adjacent to the site's northern property line (across Medonte #1 Drain) there is an existing residential area along Donlands Crescent.

The site is accessed off Anderson Line which is currently a Rural Local Road (Design 300, MtnC Class 5) that runs along the Eastern edge of the Town of

Coldwater. Downtown Coldwater is a short distance away and is accessed via Gray Street which is about 200 m to the northwest via Anderson Line.

Appendix B included at the back of this report is a *Key Plan* of the subject land and the *Township of Severn Schedule A1: Coldwater settlement Area*. The key plan illustrates the subject land location and the proposed development area in relation to Grey street and Donlands Crest. The Township of Severn Schedule A1 is out of the Township of Severn's Official Plan and is a map of the current settlement areas and where future growth of the Village is slated to expand. As shown, the subject lands are within the current settlement area.

### **3. Objective**

The primary objectives of this report are to assess the feasibility of the proposed development with respect to servicing and stormwater management to ensure satisfactory information on these items is presented in support of the proposed Draft Plan of Subdivision. It will involve an evaluation of existing and proposed site conditions. This will include items such as: potable water supply; sanitary sewage disposal; utilities; road and sidewalk layouts and build-up. A separate Stormwater Management Report is included in the application for draft plan of subdivision.

### **Appendices for this Section**

- Appendix A – Draft Plan of Subdivision Page 10-11
- Appendix B – Key Plan & Severn Schedule A1 Page 12-13

#### **4. Required Studies and Report Summaries**

The GES has engaged experienced and qualified consultants/firms to complete the following studies and reports with respect to the subject land and prepared in support of the proposed Draft Plan:

- Soil Investigation for Residential Development - Soil Engineers Ltd. Feb 2020
- Environmental Impact Study - Beacon Environmental, June 2020
- Archaeological Study - Lincoln Environmental, October 2019
- Traffic Brief – GES, June 2020
- Assessment of the Municipal Drain – Medonte #1 Drain – GES, June 2020
- Preliminary Stormwater Management Report – GES June 2020

The above stated reports can be found on an USB included with this report as well as a hard copy included with the Planning Justification Report and Plan of Sub-Division Application.

#### **5. Existing Conditions, Drainage and Stormwater Management**

Please see the accompanying *Stormwater Management Report* prepared by GES for a comprehensive evaluation, analysis, and narrative with respect to the existing and proposed site, drainage conditions and comprehensive stormwater management plan.

## **6. Roadways & Transportation**

The proposed subdivision development consists of 42 residential lots and a larger lot for a proposed 3 storey retirement facility accessed from a proposed road currently referred to as ‘Street A’, that runs perpendicular to Anderson Line. The proposed road will be approximately 318 m in length. The retirement facility will be accessed off a cul-de-sac at end of the proposed road. The road will have a 20.0 m right-of-way and a minimum 6.0 m wide asphalt surface with sidewalks on both sides. Its cross section will follow the Township of Severn’s Standard Drawing No. 203 (Appendix C) for local residential roads as well as the road turning radius and cul-de-sac requirements as defined in the County of Simcoe Waste Management Design standards (Appendix D). The proposed road will run uphill from Anderson Line for approximately half of its length before switching to run downhill for the rest of its length. This results in a high point on Street A approximately at the midpoint of its length.

### **Appendices for this Section**

- Appendix C – Severn’s Standard Drawing No. 203 Page 15-16
- Appendix D – Simcoe Waste Management Design Standards Page 17-18

## **7. Traffic Brief**

As requested by the Township of Severn, GES completed a *Traffic Brief* for the roads around the proposed site. The findings are in the Traffic Report accompanying the Planning Justification Report and the Plan of Sub-division Application.

## **8. Municipal Drainage Assessment**

### **8.1 Municipal Drain Explanation**

The municipal drain (Medonte #1 Drain) functions primarily as a system to channel/drain the abutting lands that are in and adjacent to Coldwater. Although the Municipality is responsible for the construction of the drain and future maintenance and repairs, the cost to do such maintenance is recovered from the property owners who have property within the watershed of the drain. Appendix E shows the location of the Municipal Drain.

### **8.2 Maintenance Cost Per Lot**

The subject lands were formerly known as 1240 Anderson line, and the field to the Southeast of the subject lands was known as 1358 Anderson Line. These two properties are now recognized as *one* property: *1358 Anderson Line*. This drain assessment is to determine what percentage of maintenance cost recovery will be allocated to the newly developed lots (lots 1-43) and how much will remain with the current owner of the remaining undeveloped land.

### **8.3 Drain Assessment**

The total area of (what is now) 1358 Anderson Line is 268,600 square meters (27 ha) with the total area of the lands for the proposed subdivision making up 18.81% of this area (50,525 square meters [5 ha]). The combined area of the blocks 1 – 43 (building lots) covers 40,635 square meters (4.1 ha). Street A and the stormwater management ponds cover 9,890 square meters. The area of Street A and the stormwater ponds “common area” has been divided proportionately between lots 1-43 (the building lots). The table below summarizes this information.



### 8.4 Drain Assessment Table

Block No.	Individual Lot Area (m <sup>2</sup> )	Area of Common Land / lot	Total Area for Assessment	% of Assessment per Lot
1 plus 47	1127.1	274.4	1401.5	0.52
2	782.6	190.5	973.1	0.36
3	784.0	190.9	974.9	0.36
4	784.0	190.9	974.9	0.36
5	784.0	190.9	974.9	0.36
6	784.0	190.9	974.9	0.36
7	785.4	191.2	976.6	0.36
8	785.4	191.2	976.6	0.36
9	785.4	191.2	976.6	0.36
10	785.4	191.2	976.6	0.36
11	786.8	191.6	978.4	0.36
12	786.8	191.6	978.4	0.36
13	786.8	191.6	978.4	0.36
14	786.8	191.6	978.4	0.36
15	784.6	191.0	975.6	0.36
16	783.5	190.8	974.3	0.36
17	787.8	191.8	979.6	0.36
18	788.2	191.9	980.1	0.36
19	786.2	191.4	977.6	0.36
20	841.9	205.0	1046.9	0.39
21	931.6	226.8	1158.4	0.43
22	656.6	159.9	816.5	0.30
23	643.4	156.6	800.0	0.30
24	600.6	146.2	746.8	0.28
25	600.6	146.2	746.8	0.28
26	600.6	146.2	746.8	0.28
27	600.6	146.2	746.8	0.28
28	600.6	146.2	746.8	0.28
29	600.6	146.2	746.8	0.28
30	599.2	145.9	745.1	0.28
31	600.6	146.2	746.8	0.28
32	600.6	146.2	746.8	0.28
33	600.6	146.2	746.8	0.28
34	600.6	146.2	746.8	0.28
35	600.6	146.2	746.8	0.28
36	600.6	146.2	746.8	0.28
37	600.6	146.2	746.8	0.28
38	600.6	146.2	746.8	0.28
39	600.6	146.2	746.8	0.28
40	600.6	146.2	746.8	0.28
41	600.6	146.2	746.8	0.28
42 plus 45	949.8	231.2	1181.0	0.44
43	10,536.60	2565.4	13102.0	4.88
44	2,719.10			0.00
Street A plus 46	7,174.10			0.00
Undeveloped Section of 1358 Anderson Line to be retained by current owner	218,083.10 m2		218,083.10 m2	81.19 %
Total Area of 1358 Anderson Line	268,610.40 m2		268,610.40 m2	100.00 %
Total Area of Lot 1- 43	40,634.10 m2			
Area of Block 44 and Street A	9,893.20 m2	9,893.20 m2		
Total Sub-Division Area	50,527.30 m2			

\*Common Area  
\*Common Area

Note: 1240 & 1358 Anderson Line are currently combined as 1358 Anderson Line

Note: This is "Common Area". Meaning area that the entire sub-division uses and is responsible for a portion of.

## **9. Servicing**

### **9.1 Water**

According to the Township of Severn, Coldwater has excess amounts of potable water for servicing the proposed sub-division.

Currently, the municipal waterline ends at the top of Donlands Crescent at Anderson Line.

For the proposed sub-division, the existing waterline will be extended, and a new waterline will be constructed along Anderson Line to the intersection of Anderson Line and the road leading into the proposed sub-division. From this point it will be extended into the sub-division to service each lot individually.

### **9.2 Sanitation**

In discussions with the Township, An Uncommitted Capacity Report (unpublished at this time of this report) was completed in the fall of 2018. The findings show, and is reported by the Township of Severn, that currently the capacity is nearing its maximum.

Currently, the municipal sanitation lines end at a pumping station at the top of Donlands Crescent at Anderson Line.

For the proposed sub-division, the sanitation line will be connected (as per the Townships direction) to the existing sanitary lines at the junction of Donlands Crescent and Anderson Line. An extension of the sanitation line will be constructed along Anderson Line to a newly built/installed pumping station that will service the proposed sub-division. From the pumping station, sanitary lines will to each lot to service each individual dwelling.

Our client is willing to enter into negotiations with the township with respect to increasing the capacity of the pumping station for this sub-division to accommodate that of Donlands Crescent as well.

**10. Utilities**

**10.1 Hydro**

Anderson Line is currently serviced with overhead hydro lines. The adequacy of the existing hydro service will be confirmed at the final design stage of the sub-division.

**10.2 Union Gas**

There are natural gas lines currently running along the edge of Anderson Line. It is assumed the existing gas infrastructure is adequate to services the proposed development. The adequacy of the existing gas supply will be confirmed at final design stage of the sub-division.

**11. Conclusion**

This *Functional Servicing Report* has been prepared in support of a Draft Plan of Subdivision for a 42 lot residential development and one lot for a retirement facility on the subject land currently known as 1240 Anderson Line in the Village of Coldwater in the Township of Severn. This parcel of land that is 5 ha in area that is currently defined as Settlement Living Area per the **Township of Severn Official Plan** and is currently zone **Residential**.

This report concludes that all services: potable water supply; sanitary sewage disposal; utilities; road and sidewalk layouts and build-ups are (can be) available for the completion of this sub-division; and that all provincial and municipal guidelines and requirements will be followed in the constructions of this development.

Please review the separate Stormwater Management Report for an evaluation, analysis and narrative with respect to the existing and proposed site, drainage conditions and comprehensive stormwater management plan.



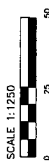
**Paul Brunskill P.Eng.**



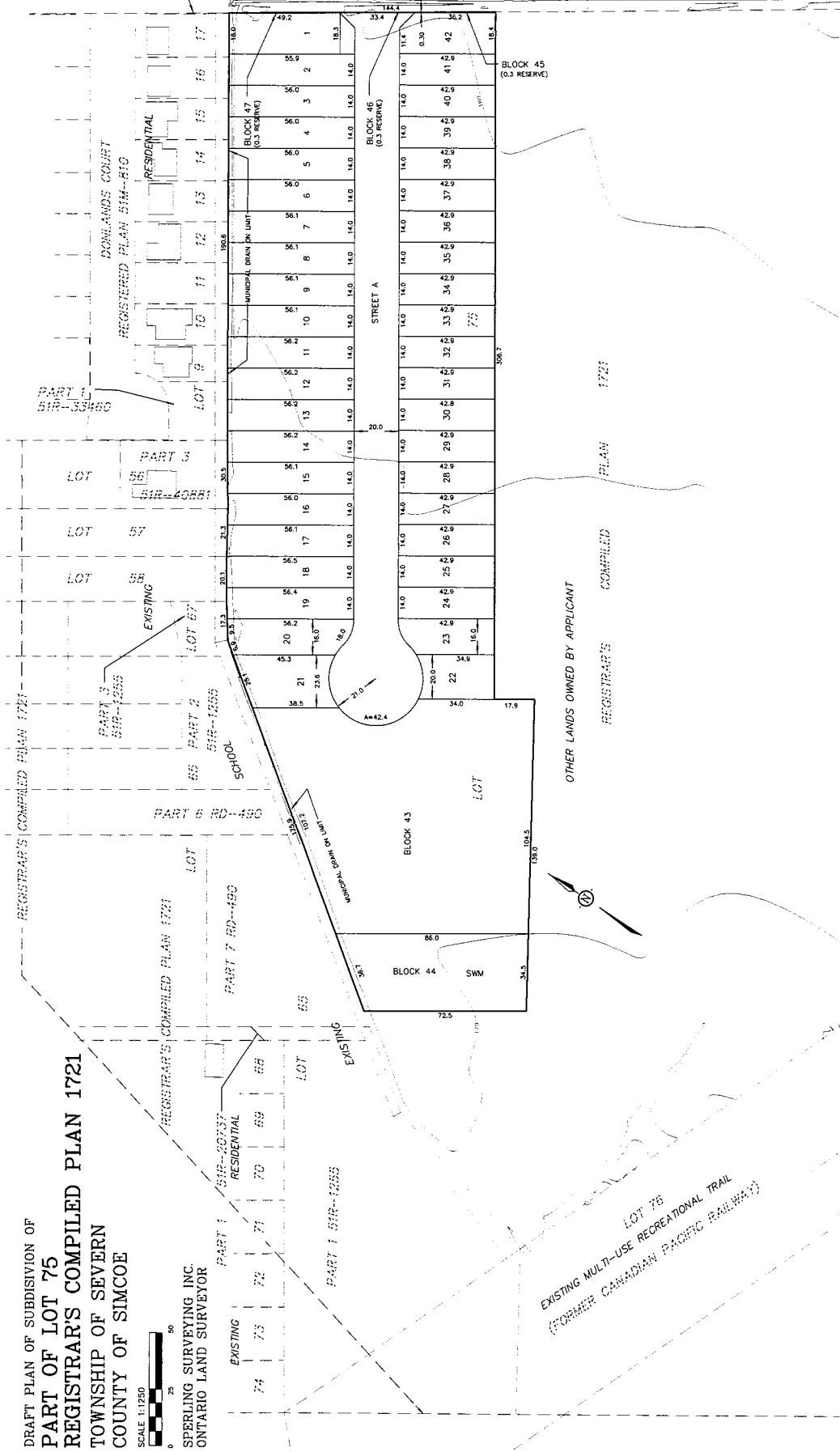
**Appendix A**

**Draft Plan of Sub-Division**

DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 75**  
**REGISTRAR'S COMPILED PLAN 1721**  
 TOWNSHIP OF SEVERN  
 COUNTY OF SIMCOE

SCALE 1:1250  
  
 SPERLING SURVEYING INC.  
 ONTARIO LAND SURVEYOR

EXISTING ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13 AND ANDERSON LINE



INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) REFER TO LAND USE SCHEDULE SHOWN HEREON
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) WATER SUPPLY AVAILABLE
- (h) CLAY/SILT CLAY OVERLYING SANDY SILT TILL
- (i) SHOWN ON PLAN
- (j) SANITARY, STORM SEWER AND ELECTRICAL
- (k) NONE

SCHEDULE OF LAND USES

BLOCK/LOT	LAND USE	UNITS	AREA
1-42	SINGLE FAMILY RESIDENTIAL	42	29782.2 SQ. M.
43	STORM WATER MANAGEMENT	1	12715.0 SQ. M.
44	STORM WATER MANAGEMENT	1	356.6 SQ. M.
45-47	STREET	43	50189.0 SQ. M. (6.02 Ha.)
TOTALS			

ELEVATIONS  
 ELEVATIONS SHOWN ARE GEODETIC IN ORIGIN

METRIC  
 ALL DISTANCES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

I, VITO OPPONER, HAVING THE AUTHORITY TO BIND THE CORPORATION HEREBY AUTHORIZE PLAN MUSKOKA TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

VITO OPPONER, PRESIDENT  
 CIPPONER HOLDINGS INC. \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS SHOWN ON THIS PLAN AND THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ERNEST G. SPERLING, O.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

**SPERLING SURVEYING INC.**  
 ONTARIO LAND SURVEYOR

36 NIGHTINGALE CREES,  
 BARRIE, ON L4N 8A5  
 (905) 954-5555

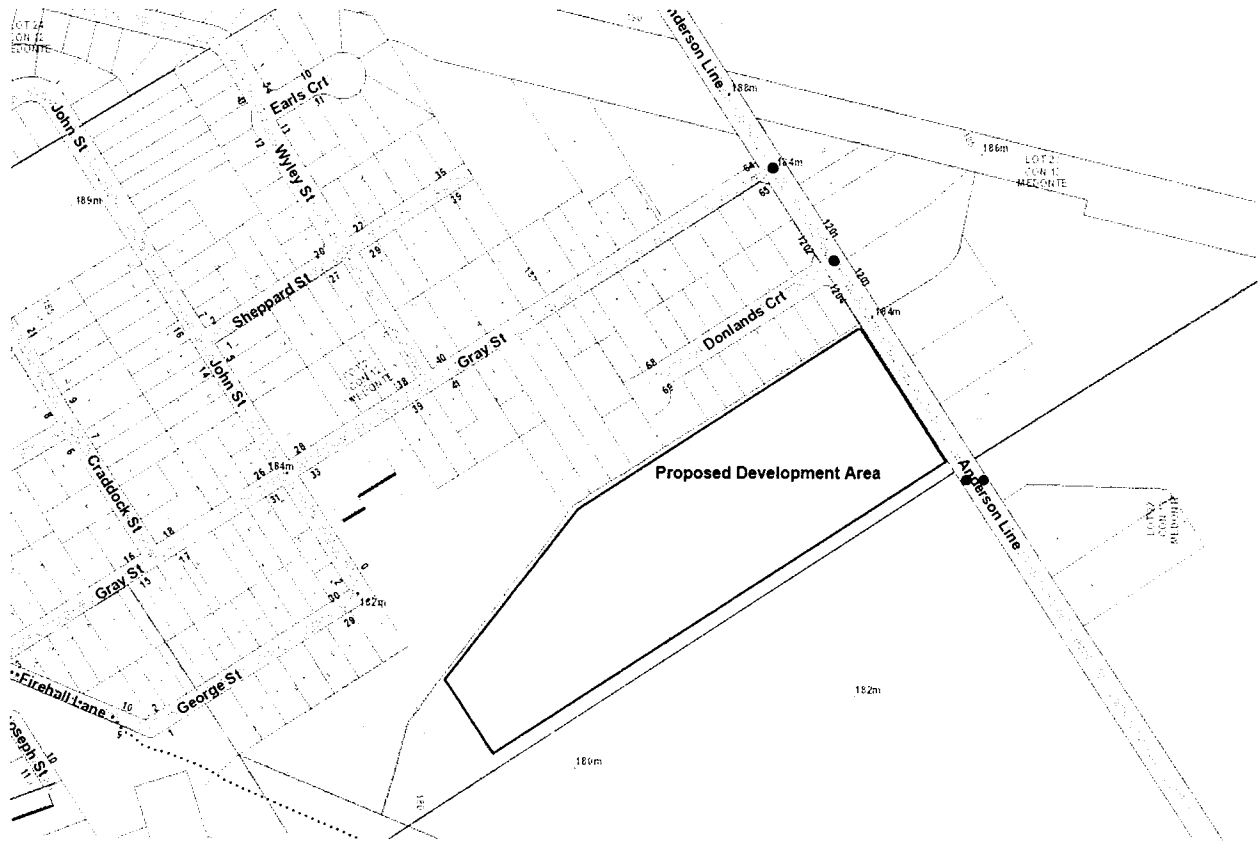
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 DATE: JUN 8, 2020  
 SCALE: 1" = 1250'  
 FILE: 17-833

**Appendix B**

**Key Plan**

**Township of Severn Schedule A1 Coldwater settlement Area**

# Key Plan of Proposed Sub-Division





Township of Severn  
Schedule A1  
Coldwater Settlement Area



0 250 500  
Meters

Legend

- Road Network selection**
- PROVINCIAL HIGHWAY
  - COUNTY ROAD
  - LOCAL ROAD
  - PRIVATE ROAD
- Settlement Boundary
  - Country Residential
  - Settlement Employment Area
  - Highway Employment
  - Settlement Living Area
  - Major Recreation Area
  - Neon Commercial
  - Rural
  - Shoreline Residential
  - Settlement Employment SP Area
  - Settlement Living SP Area
  - Greenlands
  - Environmental Protection Area
  - Agricultural Land

\* SP = Special Policy



This map is a representation of the information provided to the Township of Severn and is not intended to be used for any other purpose. The Township of Severn is not responsible for any errors or omissions in this map. The Township of Severn is not responsible for any damages or losses resulting from the use of this map. The Township of Severn is not responsible for any claims or liabilities arising from the use of this map. The Township of Severn is not responsible for any claims or liabilities arising from the use of this map.

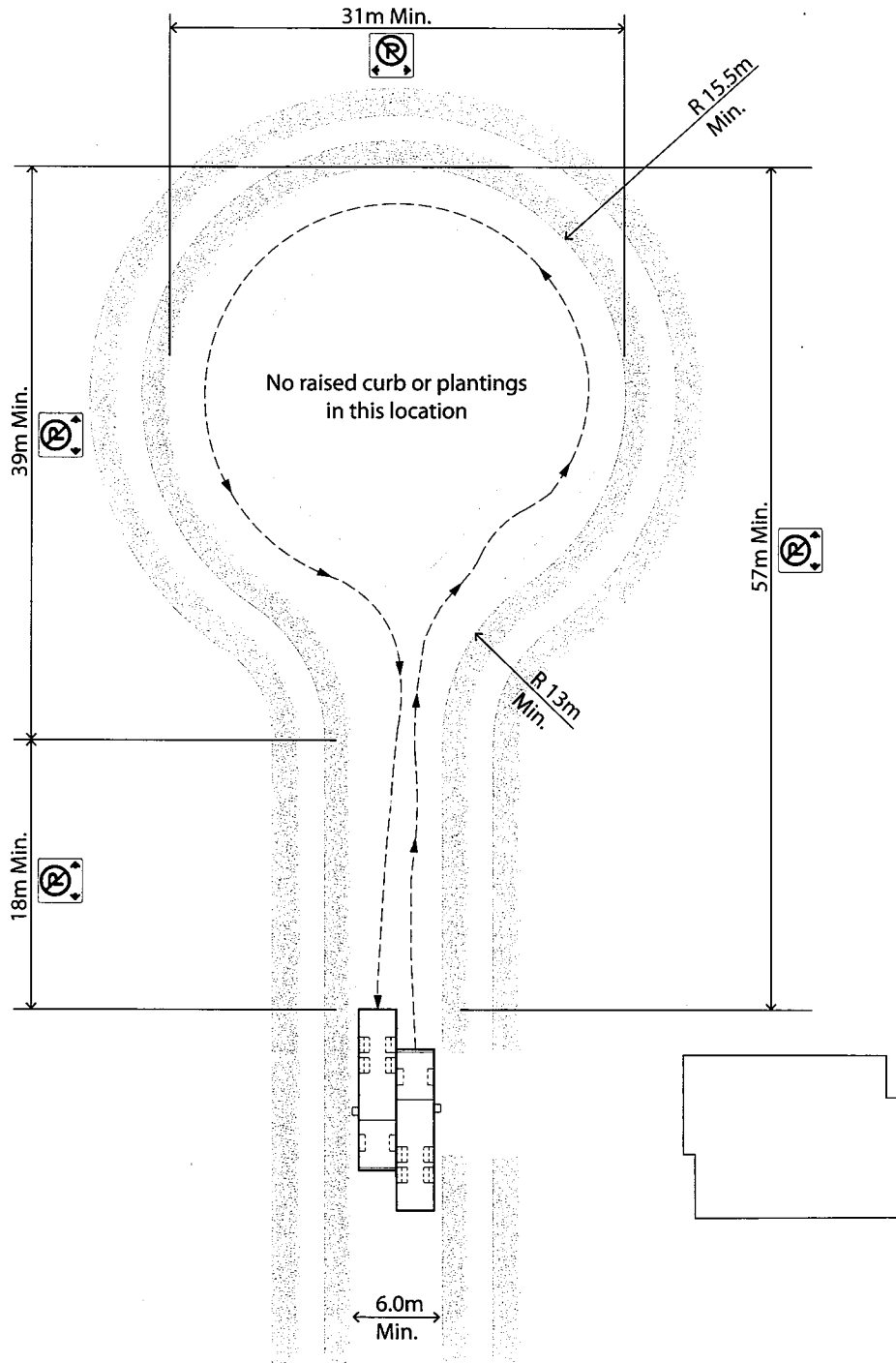
**Appendix C**

**Township of Severn's Standard Drawing No. 203**





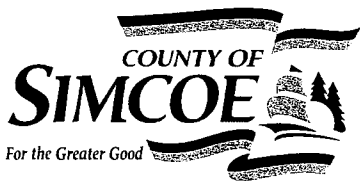
**Appendix D**

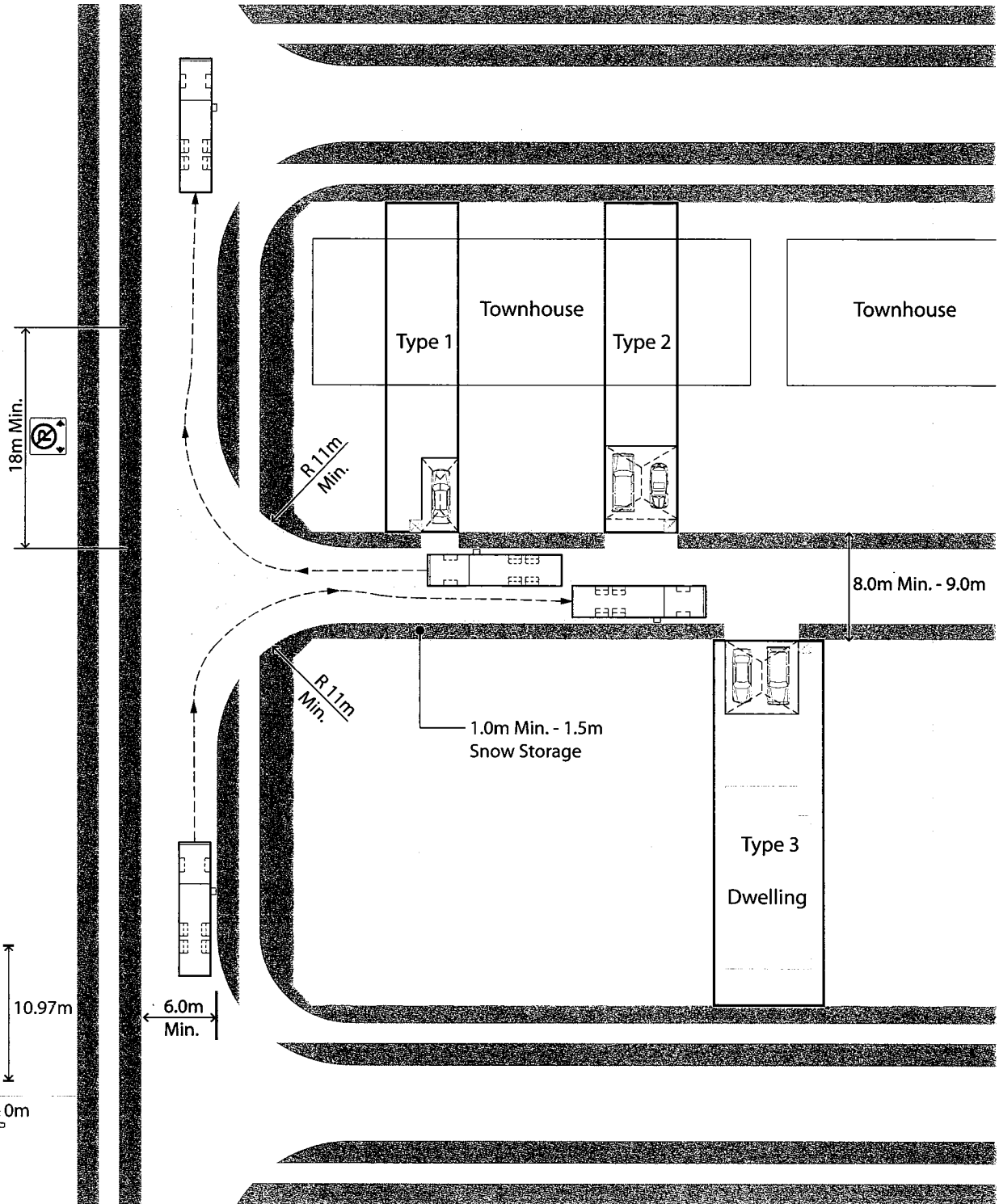
**County of Simcoe Waste Management Road Design Standard**



**LEGEND**

-  Vehicle Turning Swept Path
-  Vehicle Turning Centreline
- Curb Radius = 15.5m (Min.)

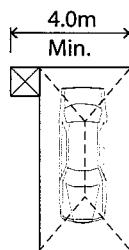




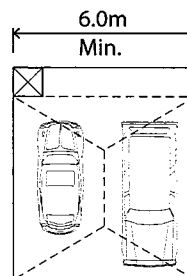
**LEGEND**

- Vehicle Turning Swept Path
- Vehicle Turning Centreline
- Curb Radius = 10m (Min.)

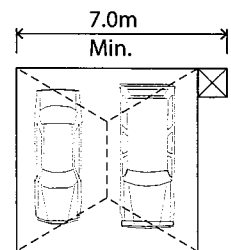
Set-Out Location = 1m x 1m



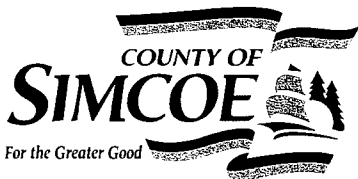
Type 1



Type 2



Type 3



**Rear Lane Standard**

## **Appendix E**

### **Illustration of Municipal Drain (Medonte #1 Drain)**

# Illustration of Municipal Drain (Medonte Drain #1)

