

HALDIMAND COUNTY

DESIGN CRITERIA

SECTION B

ENGINEERING REVIEW FOR PLANNING APPROVALS

Revised 2015

B 1.01 TYPE / SCALE OF PLANNING APPROVALS

The County's responsibility includes the review and approval of engineering design plans for development proposals, including but not limited to severances, site plans and subdivisions. Depending on the type of development application and/or the scale of the project, an escalating level of detail is required to be provided by the Developer's Engineer concerning engineering design.

B 1.02 FAMILIARIZATION

Prior to commencement of the engineering design for planning approvals, the Developer's Engineer shall obtain copies of Haldimand County Design Criteria to become familiar with the requirements for engineering design in Haldimand County. Pre-Consultation meetings are required to be held with a cross-section of County staff and external agencies. As part of this meeting, general requirements and site-specific concerns relating to engineering matters will be identified such that they can be incorporated into the design. Pre-consultation meetings are arranged through the Planning and Economic Development Department (Planning and Development Division).

B 1.03 SCALE OF ENGINEERING DESIGN

There are a number of planning applications that are typically used by the County to review the engineering design of development or redevelopment. Such planning applications range from minor variances (which provide minor relief from regulations in a Zoning By-law) to Plans of Subdivision (which typically deal with the creation of multiple lots, internal roads, etc.).

Varying levels of engineering design review are required in association with such applications, depending on the size and scale of a project. For example, a minor variance to allow an addition to an existing residential building lot typically requires the Developer's engineer to consider the post-development grade of the property, while a plan of subdivision typically requires the consideration of such things as roadway standards, storm drainage, water and waste water mains and connections, signage, parklands, streetlighting, etc.

The following “Table B-1” is presented as a guide illustrating the typical engineering design information to be provided by a Developer’s Engineer to assist the County with its engineering review. The Developer’s Engineer is encouraged to contact the County’s Planning Division at the outset of any development project to confirm if the specific circumstances of the proposal warrants the omission of any engineering design review information.

**TABLE B-1
DESIGN CRITERIA TO BE CONSIDERED FOR PLANNING APPROVALS:**

PLANNING APPLICATION		ENGINEERING DESIGN CRITERIA TO BE CONSIDERED (By Section)									
		C	G	H&I	J	K	L&M	N	O	P	Q
		Preliminary Functional Report	Roadways	Stormwater Drainage	Watermains	Sanitary Sewers	Lot Grading	Signs	Street Tree Planting	Parklands	Street Lighting
Minor Variance	Urban			✓	✓	✓	✓				
	Rural			✓			✓				
Consent (Severance)	Urban		✓	✓	✓	✓	✓			✓	
	Rural		✓	✓			✓			✓	
Zoning By-law / Official Plan Amendment	Urban	✓		✓							
	Rural	✓		✓							
Plan of Subdivision and/or Condominium	Urban	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Rural	✓	✓	✓			✓	✓	✓	✓	✓
Site Plan	Urban	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Rural	✓		✓			✓	✓			

Note: The above table is intended to serve as a general guide and cannot address every type of development scenario. Therefore consultation with the County’s Planning Division is required to determine the specific background engineering information required for the proposal.