

HALDIMAND COUNTY

DESIGN CRITERIA

SECTION C

FUNCTIONAL SERVICING REPORT

Revised 2015

C 1.01 FUNCTIONAL REPORT

Generally a functional report (feasibility study) is required in accordance with the Planning Act and the Official Plan as background information for Draft Approval for a Plan of Subdivision. A functional report may also be required, for other mid to large-scale developments potentially having an impact on servicing, grading and drainage, water quality or quantity, and traffic, at the discretion of the Planning Division.

Prior to the commencement of the design and the functional report, the Developer's Engineer shall attend a pre-consultation meeting to discuss the County's requirements. The functional report shall provide all details, calculations, alternatives and recommendations necessary to facilitate logical and appropriate decision-making.

The report should provide all relevant background information with respect to Site Constraints / Existing Conditions such as:

- topography and drainage;
- all pipelines (Trans Canada, Enbridge, Union Gas etc.);
- hydro easements / corridors;
- trunk sewers and watermains;
- utilities;
- environmental features (protected watercourses, terrestrials)

The functional report shall include, but will not necessarily be limited to the following considerations:

- a) Concept Plan - the Concept Plan for the development must be in a form acceptable to the Planning and Economic Development Department (Planning and Development Division) of Haldimand County.
- b) Contour Plan - this plan shall be drawn at a scale acceptable to Haldimand County giving contour lines at sufficient intervals to permit proper assessment of existing surface drainage patterns. This plan must extend to the limits of any drainage area to be served by proposed sanitary and storm sewer systems, including lands beyond the boundaries of the subdivision or development. All elevations are to refer to NAD 83 Geodetic Datum.
- c) Geotechnical Investigation - a preliminary geotechnical investigation and report from an independent Soils Consultant is required. The soils report should include sufficient information so as to

- assess constructability of sewer systems, founding levels for buildings, engineered fill requirements, water table information and a recommended pavement structure.
- d) Transportation Network – including traffic impact assessment, major roadway alignments, cross-sections and intersections.
 - e) Storm drainage systems, including:
 - i. existing storm sewer outlet information;
 - ii. drainage areas, proposed flows and functional design of storm sewers;
 - iii. designation of major and minor drainage systems;
 - iv. assessment of any stormwater management facilities together with functional design;
 - v. identification of any potential constraints and how addressed.
 - f) Sanitary drainage systems, including:
 - i. existing sanitary sewer outlet information;
 - ii. drainage areas, proposed flows and capacity analysis of receiving system;
 - iii. functional design of sanitary sewers;
 - iv. identification of potential constraints and how addressed.
 - g) Water distribution systems, including:
 - i. existing watermain information with independent pressure and flow testing of the systems and network modelling;
 - ii. functional watermain distribution system design;
 - iii. identification of any potential constraints and how addressed.

(f) Additional Reports

Haldimand County may require a Study and Report which evaluates the geographical and hydro-geological characteristics of a rural area where private services are proposed. This study shall identify the suitability of the development area and its component sub-areas to safely accommodate private water supply and sewage disposal systems.

In cases where the subdivision development under consideration forms part of a larger area set aside for future development, the functional report shall be a requirement in order to confirm that the servicing design will allow for orderly and efficient future development. The functional report shall be signed and sealed by

a professional engineer.

Haldimand County may also require other studies/ reports on a site-specific basis.