

AGENT RESPONSE TO ENGINEERING

From: Ryan Smith <ryan@garafarm.com>

Sent: November 7, 2024 10:02 AM

To: Mark Kluge <mkluge@townofgrandvalley.ca>

Subject: Re: FW: FILE Z06-2024 - NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION for 68 Water Street GRAND VALLE Roll #349900

Hi Mark,

No problem. I'm bouncing between sites and meetings this morning, but hope to be in the office all afternoon.

There's a few reasons for the 2nd driveway. The one on Emma street has a narrow road entrance and steep ditch, so visibility isn't great and only allows one vehicle in or out at a time - with multiple vehicles it means multiple vehicles need to move if one is blocked in. With the steep ditch, widening that driveway entrance doesn't seem like a good option. Also, the other houses there have driveways on Water street, and the existing curb is already set up for a driveway entrance (is there a way to figure out if there was a driveway there at one point - I'm thinking there was?

Can we chat this afternoon?

Ryan Smith
Operations Manager
Gara Farm Buildings Inc.
519 820 9502
ryan@garafarm.com

From: Carley Dixon <Carley.Dixon@rjburnside.com>

Sent: November 5, 2024 6:53 PM

To: Mark Kluge <mkluge@townofgrandvalley.ca>

Cc: Gord Feniak <Gord.Feniak@rjburnside.com>

Subject: RE: FILE Z06-2024 - NOTICE OF PUBLIC MEETING & COMPLETE APPLICATION for 68 Water Street GRAND VALLE Roll #349900

Hi Mark,

We've reviewed the information provided and have the following comments:

1. There should be information that demonstrates the necessity of a second driveway. The package submitted does not show or explain why the 2nd driveway is required.
2. The proposed addition is within a floodplain and typically expansions/additions are not permitted. The Town should ensure they receive comments from the GRCA on this file.

Thanks,
Carley

Carley Dixon, P.Eng.
Manager - Municipal Review

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 226-486-1542