



Terms of Reference

Functional Servicing Report

PURPOSE/DESCRIPTION

A functional servicing study determines the requirements of a land development proposal with respect to water supply, sanitary sewage and stormwater drainage. It also determines the required improvements to the municipal servicing infrastructure, and any mitigation measures to minimize and attenuate negative impacts beyond the development site.

RATIONALE

A functional servicing report or study will determine the financial and infrastructure implications of servicing the proposed development, which will affect its feasibility and potential municipal investment required to service the site. The submission should include reports, plans (i.e. engineering, pre-development area drainage plan, post-development area drainage plan, water servicing plan, sanitary servicing plan, storm servicing plan, etc.), computer modeling results and design calculations relating to the designs and upgrades of municipal services.

RELEVANT POLICY

The Town of Grimsby's Official Plan Section 9.12

WHEN REQUIRED

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision/Condominium
- Site Plan Control

QUALIFIED PERSONS

This study should be prepared by a registered professional engineer qualified in municipal engineering. All drawings must be stamped, signed and dated by a professional engineer, licensed in the Province of Ontario.

CONTENT

A functional servicing study should include the following components:

Introduction

- location map and description of the subject property
- Information on the magnitude of the proposed development, including preliminary site design, lots and street layouts, etc.

Water Supply and Distribution

- Estimated consumption, and current capacities of trunk systems
- Water distribution concept plan, and phasing of development
- net impact due to the proposed change in land use or development, and need for expansion and upgrades
- Hydrant flow test

Wastewater

- estimated discharge, and current capacities of trunk systems net impact due to the proposed change in land use or development, and need for expansion and upgrades