

# Appendix 1

## Departmental & Agency Comments

File: 751-3/21-01

**RE:** Application for Rezoning – TJ Herault  
PIN 73495-0233, Parcel 7194 S.E.S., in Lot 5, Concession 2, Township of Garson (3500 Falconbridge Highway, Garson)

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### Development Engineering

This site is presently serviced with municipal water and sanitary sewer. Based on the amount of impervious surface proposed, and the need to have reduced setbacks to accommodate development on this lot, a design lot grading plan will be required as a condition for the zoning by-law amendment. We have no objection to changing the zoning classification to "R3-Special", Medium Density Residential Special provided that a design lot grading plan is provided and accepted by the City.

### Infrastructure Capital Planning Services

Based on the City's Official Plan there is a requirement for 6.5 metres of property for future road improvements through this section of Falconbridge Highway. The property will accommodate upgrades through the area such as the need for a centre left turn lane. The owner should be aware that the 6.5 metres extends into deck and walkway of the proposed development.

### Building Services

- 1) As outlined in the memo, we acknowledge the site-specific relief for the reduced rear yard setback and reduced planting strips and have no concerns.
- 2) In accordance with Section 4.8 of the CGS Zoning By-Law, as to verify the established building line of the required front yard for the proposed building, the owner is to provide the front yard setback of the existing dwelling. A minor variance or site-specific alleviation may be required if the minimum front yard cannot be met.
- 3) Owner to be informed the decks located on the northerly side of the building are not permitted to encroach into the required front yard more than 1.2 m in accordance with Section 4.1 of the CGS Zoning By-Law.
- 4) Our research indicates there is an existing garage on the property. Please ensure the garage is included in the Application for Demolition at the time of building permit submission.
- 5) Owner to be advised that the subject property is located in a vulnerable area under Source Water Protection (WHPA B & C of Garson Wells 1&3). For this reason, a Section 59 Notice will be required at the time of building permit.

### Water/Wastewater Services (Source Protection Plan)

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats.