

# Appendix 1

## Departmental & Agency Comments

File: 751-6/21-06

**RE:** Application for Rezoning – Devla Properties Inc.  
PINs 02127-0341, 02127-0502 & 02127-0504, Parcel 5808 S.E.S., in Lot 4, Concession 5, Township of McKim (1049, 1063 & 1069 Notre Dame Avenue, Sudbury)

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### Development Engineering

No comments.

### Infrastructure Capital Planning Services: Transportation & Innovation

The number of proposed parking spaces appears to be low given the size of the commercial unit and the two residential units.

The two parking spots adjacent to the snow piling area do not appear to be functional given the snow would have to be cleared through and stored near the parking spots.

It appears that the location of the molok waste receptacles would not allow for the garbage truck to enter and exit the site in a forward motion.

The owner is reminded that five (5) metres of land is required for road widening improvements at this location. Acquisition and timing to be discussed. Nothing should be constructed within five-metre strip of land along the street line in order to accommodate future road improvements.

Notre Dame Avenue is designated as a Primary Arterial Roadway. In accordance with the policies of the Official Plan, "Access to this type of roadway is to be strictly regulated and kept to a minimum." The Transportation Study for the new Official Plan further indicates that "road access policies and by-laws need to be more stringently enforced in order to uphold the intended function of the specific road segment." As a condition of approval, we require that only a single entrance is permitted.

### Building Services

The owner is advised of the following comments:

1. A minimum building separation of 3 metres is required.
2. A 3-metre landscape strip is required along the front lot line adjacent to Notre Dame Avenue.
3. A planting strip is required along the rear property line.
4. There is a requirement to provide a minimum of three (3) bicycle parking spaces for the proposed office building.
5. A minimum rear yard setback of 7.5 metres is required where a setback from only 4.21 metres to 6.8 metres is provided for the row dwellings and 5.74 metres where 7.5 metres is required for the mixed-use commercial building.
6. A minimum front yard setback of 15 metres is required where only 13.71 metres is provided.
7. This site is also subject to site plan control.

### Conservation Sudbury

Conservation Sudbury does not oppose the approval of zoning by-law amendment application 751-6/21-06.

The proponent is advised that works within an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the Conservation Authorities Act. Works include, but are not limited to, alteration of a watercourse, grading, placement or removal of fill, and the erection of a building or structure. Scientific studies and/or technical reports may be required to support the permit application, the cost of which will be borne by the applicant. Any permit issued may include conditions of development and permits are not guaranteed.

Please be advised that Conservation Sudbury regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although Conservation Sudbury makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

### Greater Sudbury Transit

No concerns.