

Appendix 1

Departmental & Agency Comments

File: 751-6/21-016

RE: Application for Rezoning – TC Real Estate Holdings Inc.
PIN 73583-0283, Part of Lot 224, Plan 34-S, in Lot 4, Concession 3, Township of McKim
(351 Marshall Lane, Sudbury)

Development Engineering

No comments.

Infrastructure Capital Planning Services: Transportation & Innovation

Marshall Lane serves as the primary roadway access for 8 residential properties. For this reason, we cannot support parking within the sight triangle between Morris Street and Marshall Lane. The applicant should seek a further reduction in the required parking.

Infrastructure Capital Planning Services: Operations

The use of the City's road allowance for additional parking will minimize snow storage and is therefore not supported by Operations. It should also be noted that the private sidewalk extending from the building is not maintained by the City.

Building Services

Prior to the passing of the Zoning By-law amendment, a building permit will be required for the addition of the fifth unit by a qualified designer to the satisfaction of the Chief Building Official. The plans are to include a complete floor layout of all storeys including basement and garage parking area, all fire separations, life safety and existing requirements.

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.