

Appendix 1

Departmental & Agency Comments

File: 751-6/22-009

RE: Application for Rezoning – 11415573 Canada Inc.
Part of PIN 73475-0701, Parts 3 & 4, Plan 53R-14815 in Lot 5, Concession 5, Township of Broder (Algonquin Road, Sudbury)

Development Engineering

This site is not currently serviced with municipal water and sanitary sewer but services are available within the roadway. All associated costs to bringing the services to the lot line would be borne entirely by the owner.

Development Engineering has no objection provided future development proceeds by way of a Site Plan Control Agreement. Detailed comments regarding stormwater management, site grading, and site servicing will be made through the site plan control agreement process.

Infrastructure Capital Planning Services (ICPS): Roads Section:

A condition of Site Plan Approval will be that the owner must urbanize the boulevard along Rockwood Drive from Algonquin Road to the south limit of the property to City standard, including sidewalk and curbing. As well, the owner is required to contribute approximately \$35,000 toward the future installation of sidewalk along Algonquin Drive from Rockwood Drive to the east limit of property.

Building Services

Fire flows to be submitted using underwriters survey forms. Fire hydrant location to be identified.

Conservation Sudbury (Nickel District Conservation Sudbury)

Please see attached correspondence and mapping from Conservation Sudbury.

Greater Sudbury Transit

As this is a retirement building, the parking lot should ensure service from GOVA Plus specialized vehicles to the front door entrance.

(Note: access confirmed by owner's agent.)

Ministry of Transportation (MTO):

The Ministry of Transportation of Ontario (MTO) has reviewed attached application and has determined that the subject lands are not located within MTO's permit control area, therefore, the MTO does not have any comments to provide.