

Appendix 1

Departmental & Agency Comments

File: 751-7/19-6

RE: Application for Rezoning – Dalron Construction Limited
PINs 73505-0560 & 73505-0782, Parcels 27211 & 16000 S.E.S., Lots 23 – 25 & 45, Plan M-347 in Lot 7, Concession 2, Township of Hanmer (1650 Dominion Drive, Val Therese)

Development Engineering

This site is currently serviced with municipal water and sanitary sewer. The current water and sewer services may require upgrading. Any upgrading of the water and sanitary sewer services to the lot will be borne by the owner.

We have no objection to changing the zoning classification from "I", Institutional to "I(Special)", Institutional Special to permit the proposed development provided that this development proceeds by way of Site Plan Control Agreement to review issues such as water servicing, stormwater management and the provision of sanitary sewers.

Traffic and Active Transportation

Due to increase number of pedestrian traffic that could be generated by this new proposed layout, we require owner to urbanize a section of Dominion Drive between Larocque Avenue and MR80 and provide a 1.5 m of sidewalk and 2.0 m of boulevard on the north side of Dominion Drive. This new pedestrian facility will provide a connection to the site from Municipal Road 80.

We have concerns in regards to the reduction in the required number of parking spaces. It is important to note that on-street parking is not permitted on Dominion Drive and only short term on-street parking (maximum of 4 hours) is available on Larocque Avenue and Lillian Street. Therefore any overflow parking that may occur from this site will affect neighbouring property owners on Larocque Avenue and Lillian Street or other area roadways.

Building Services

Building Services has reviewed the application submission to amend the Zoning By-law by changing the zoning classification on the subject lands from I to I(S), and has the following comments:

- Site specific requirements should be considered for quantity of residential units, lot area per residential unit, privacy yards and required court yards.
- Minor Variances will be required for the required rear yard, corner side yards and interior side yard, all of which require 10 metres as the standard for Institutional Zones.
- A Minor Variance may be required for parking, dependant on final uses and net floor area.
- A change of use permit, to the satisfaction of the Chief Building Official, will be required for the school building.

Conservation Sudbury

No objection.