

# Appendix 1

## Departmental & Agency Comments

Files: 701-5/19-1 & 751-5/19-2

**RE:** Applications for Official Plan Amendment and Rezoning – Nickel Belt Boom Truck Ltd.  
Part of PIN 73350-0593 in Lot 4, Concession 2, Township of Balfour (Joanette Road, Chelmsford)

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### Development Engineering

Development Engineering has reviewed the above noted application. The site is not serviced with municipal water or sanitary sewer. An amendment to the Site Plan Control Agreement for 401 Joanette Road is required, which shall address the requirements of stormwater management.

### Roads and Transportation

No concerns.

### Ministry of Transportation (MTO)

There is no direct access to Highway 144. MTO permits may be required. A traffic impact statement completed by a RAQS-qualified consultant is required, detailing the impacts to the Joanette Road/Highway 144 intersection.

### Building Services

- 1) A planting strip is required where the lands abut a residential lot as per Section 4.15.4 of Zoning By-law 2010-100Z.
- 2) All outdoor storage shall comply with Section 4.28 of Zoning By-law 2010-100Z.
- 3) All outdoor display and sales of vehicles shall comply with Section 4.27.2 of Zoning By-law 2010-100Z.

### Conservation Sudbury (Nickel District Conservation Authority)

Conservation Sudbury responded to a drainage complaint for this property in October 2018. Staff met with the property owner along with Development Engineering, Building Services and By-law Enforcement. It was recommended at that meeting that the landowner apply to Planning Services for rezoning and site plan control in order to address all drainage issues.

Conservation Sudbury advised the owner that the drainage complaint would be put on hold until such time that the appropriate applications are submitted (e-mail dated October 31, 2018).

Conservation Sudbury therefore requests that an amendment to the Site Plan Control Agreement be made a condition of the rezoning and Official Plan amendments. The site plan must be reviewed by the Conservation Authority.

### Environmental Planning Initiatives

No concerns related to Species at Risk.