

Appendix 1

Departmental & Agency Comments

File: 751-7/19-1

RE: Application for Rezoning – Marc & Julie Bodson
PINs 73505-0907 & 73505-1023, Parcels 1031 & 1032 S.E.S., in Lot 7, Concession 1,
Township of Hanmer (1830 Yorkshire Drive, Val Caron)

Development Engineering

Water and sanitary sewer services are available in the Yorkshire Drive road allowance. There is not sufficient fire flow to support the creation of the R1 lot.

Traffic and Transportation

No comments.

Building Services

1. Portions of the driveway/access identified as Parts 3 and 4 are in a designated flood plain and will require NDCA approval.
2. If a basement is to be constructed for the proposed dwelling, a soils report prepared by a qualified geotechnical professional shall be submitted for review to the satisfaction of the Chief Building Official documenting construction parameters for the residential structures such as soil bearing capacity, frost cover for foundations and groundwater table characteristics effecting sub-soil foundation drainage and sump pump design.

Conservation Sudbury

The subject property appears as a partial flood plain/regulated area on our Regulation mapping. The applicant has made an application under Section 28 of the *Conservation Authorities Act*. The application was incomplete and no permit was issued for any works. However, the applicant has undertaken the work (cut and fill) to create a new driveway. The Conservation Authority is working with the owner and his consultant to ensure that the owner addresses this issue in order to come into compliance with Ontario Regulation 156/06.

Until such time that the owner comes into compliance with Section 28 of the *Conservation Authorities Act* and Ontario Regulation 156/06, Conservation Sudbury requests that this compliance becomes a condition of rezoning prior to the adoption of the amending By-law.

Any proposed buildings, structures, septic systems must be located outside the regulated area on this property. The regulated area is the flood plain plus 15 meters offset of the flood plain area.

Also please be advised that a Violation Notice has been issued to these property owners. Conservation Sudbury has given the owners until May 27, 2019 to come into compliance with the Authority's regulations regarding the cut and fill balance for the proposed driveway.