

Appendix 1 – Departmental Comments

File 751-6-20-26, Application for Rezoning - 2516433 Ontario Limited, 1 Collins Drive, Copper Cliff

Building Services

1. A building permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the proposed structure.
2. The proposed structure as identified on the submitted plot plan is being constructed in very close proximity to hydro easements and also over a sanitary easement. Owner to provide a survey in order to further assess this proposal.

Conservation Sudbury

Conservation Sudbury recognizes the constraints of the existing parcel, however policy supports only the development of a single detached dwelling. It is recommended that the proponent amend the proposal to align with Conservation Sudbury policy.

Should the proponent wish to pursue a semi-detached dwelling at this site and should that be supported by the City of Greater Sudbury, Conservation Sudbury is requesting the following condition of zoning:

1. That a permit pursuant to Section 28 of the *Conservation Authorities Act* be issued.
2. Additionally, should the rezoning be approved, Conservation Sudbury is requesting that the following uses in the R2-2 zone be prohibited:
 - Group Home Type 1; and,
 - Private Home Daycare.

The proponent is advised that works within an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the *Conservation Authorities Act*. Works include, but are not limited to, alteration of a watercourse, grading, placement or removal of fill, and the erection of a building or structure. Any permit issued may include conditions of development. Approval of zoning by-law amendment application 751-6/20-26 does not guarantee the approval of a permit pursuant to Section 28 of the *Conservation Authorities Act*.

Development Engineering

Development Engineering has reviewed the above noted application. This area is presently serviced with municipal water and sanitary sewer.

We have no objection to the change in Zoning By-law from “R1-5”, Low Density Residential One to an amended “R2-2(s)”, Low Density Residential Two Special.

Transit Services

No comments.

Infrastructure Capital Planning Services

No concerns.