

Appendix 1

Departmental & Agency Comments

File: 751-7/20-07

RE: Application for Rezoning – Keystone Homes Inc.
PIN 73504-3102 and Part of PIN 73504-2283, Part of Parcel 11271 S.E.S., Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer (Deschene Road and Philippe Street, Hanmer)

Development Engineering

A water and sanitary sewer analysis was performed with the sanitary sewer connection being at the north end of Philippe Street. It was determined that the City water and sanitary sewer infrastructure can support this development as detailed in the request for water and sewer capacity with a peak sanitary sewer flow of 5.55 litres/second.

We have no objection to amending the Zoning By-law for the City of Greater Sudbury provided that this project proceeds by way of Site Plan Control Agreement. Detailed review of servicing, lot grading, stormwater management, and surface features will be made at that time. Further comments will be provided at the Site Plan Control Agreement stage.

Infrastructure Capital Planning Services

Infrastructure Capital Planning Services Drainage Section has reviewed the above application and can advise that we have no comments for rezoning of the above site.

A stormwater report addressing items outlined during the SPART meeting held on April 29, 2020 and outlined in the Pre-Consultation Understanding must be submitted to the satisfaction of the City of Greater Sudbury as part of a complete application for site plan control.

The proposed cul-de-sac will be reviewed during the site plan stage.

Building Services

We have reviewed your memo dated July 20, 2020 regarding the Zoning By-law Amendment and can advise that Building Services has the following comments:

- 1) Holding provision to be removed.
- 2) Minimum courts between buildings required as per Zoning By-law 2010-100Z Table 6.5 special provision #10.
- 3) Fire routes to be identified on site plan.
- 4) Hydrants are to be identified as per 3.2.5. Ontario Building Code.
- 5) Fire flows are to be calculated for buildings “A”, “B”, “C”, “D”, “E”, “G”, “N” and “O” using underwriters survey forms and those values are to be verified at the hydrants.

Water/Wastewater Services (Source Protection Plan)

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats.