

# Appendix 1

## Departmental & Agency Comments

File: 751-6/20-13

RE: Application for Rezoning – 5010965 Ontario Limited  
PIN 73578-0114, Parcel 6008 S.E.S., in Lot 12, Concession 3, Township of Neelon  
(1866 Bancroft Drive, Sudbury)

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### Development Engineering

This property is currently serviced with municipal water and sanitary sewer.

With the location of this application between two existing homes, lot grading will be crucial for the development.

We have no objection to changing the zoning classification from “R2-2”, Low Density Residential Two to “R3-Special”, Medium Density Residential Special in order to permit a multiple dwelling with four units provided that a design lot grading plan is approved as part of the rezoning.

### Infrastructure Capital Planning Services

No concerns.

### Building Services

A building permit will be required with plans submitted by a qualified designer complete with all fire separations, exits, floor layouts and all fire and life safety requirements to the satisfaction of the Chief Building Official.

### 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.