

Appendix 1

Departmental & Agency Comments

Files: 701-7/17-7 and 751-7/17-7

RE: Applications for Official Plan Amendment and Rezoning – François & Lucie Savoie
PIN 73502-0759, Parts 1 to 3, Plan 53R-17784 in Lot 5, Concession 5, Township of
Bleazard (1193 Main Street, Val Caron)

Development Engineering

The site is not in an area serviced with municipal water or sanitary sewer.

Building Services

1. Health Unit approval and a new field bed on the property are required for the existing garage converted into a house.
2. The detached garage has been converted to a single family dwelling without benefit of a building permit. A building permit is required and an Order to Comply has been issued.
3. Building permits and professional engineer's reports will be required for the sea containers, if they are to be permitted by the new zoning.
4. The site plan should be revised to accurately reflect the existing garage as a single family dwelling and to delete the proposed dwelling, if so intended.

Environmental Planning Initiatives

A report entitled "Letter of Opinion – Summary of Shoreline Assessment" prepared by FRi Ecological Services was submitted to the Planning Services Division for review. This report was prepared in support of two (2) proposed severances on the subject lands.

- 1) Overall, the report satisfies the Planning Services Division's request for a letter of opinion for the purposes of determining whether or not the proposed development would degrade the water quality of Whitson Lake or adversely affect fish and/or wildlife habitat. The report concludes that if the recommended mitigation measures are implemented and maintained, the proposed severances are not expected to result in adverse effects to fish and fish habitat, wildlife habitat or changes to water quality including increased nutrient levels.
- 2) The recommendation for planting native tree and shrub species within 5 meters along the shoreline at the western section of Parcel 3 that is to be severed is insufficient. Policy 21.3.3.3 requires that a minimum 15-meter vegetation buffer be maintained for the protection of the shoreline. This requirement applies to both of the proposed parcels to be severed. Policy 8.5.2.1a) permits a maximum cleared area of 25% of the shoreline or stream bank frontage or up to 23 meters, whichever is the lesser. This requirement also applies to both of the proposed parcels to be severed.

The development of a functional vegetation buffer can be achieved by simply ceasing to mow within 15 meters of the shoreline and planting a few native tree and shrub seedlings. These measures would help ensure that over time the buffer develops sufficient vegetation cover to mitigate erosion and create wildlife habitat.

Nickel District Conservation Authority

No concerns.