

Appendix 1

Departmental & Agency Comments

File: 751-6/19-17

RE: Application for Rezoning – 1973696 Ontario Ltd.
PINs 02127-0146, 02127-0219 & 02127-0221, Parcels 48238 & 48257 S.E.S., Part 2, Plan 53R-6294, Part 5, Plan 53R-11457, Parts 2 & 3, Plan 53R-13402, Block B, Plan M-930 in Lot 5, Concession 5, Township of McKim (Cambrian Heights Drive, Sudbury)

Development Engineering

This site is currently serviced with municipal water, storm sewer, and sanitary sewer. All associated costs to upgrade the services would be borne entirely by the owner.

We understand that this site will be subject to a Site Plan Control Agreement, and as such we would comment in detail on the servicing and stormwater management of the development at that time. A test manhole will be required to be constructed on the sanitary service to the building.

We have no objection to changing the zoning classification from "R3", Medium Density Residential to "M1-1", Business Industrial.

Traffic and Transportation

While we have no concerns with the application, it is important to note that Cambrian Heights Drive is not a designated truck route and is subject to reduced load restrictions each spring.

Drainage Section

Drainage Section has no objection to the rezoning of the site. However, based on Staff experience, the area consists of exposed bedrock outcrops. As such, permeable pavement may not function as intended on this lot. All stormwater management works are to be situated on the subject lot with no site stormwater works allowed within the Cambrian Heights Drive right-of-way.

Building Services

- 1) A 5-metre planting strip is required abutting the Residential Zone as per Section 4.15 of Zoning By-law 2010-100Z;
- 2) One (1) loading space is required;
- 3) Two (2) accessible parking spaces are required;
- 4) Four (4) bicycle spaces are required;
- 5) Fire route, fire flows for the building and hydrant location are to be identified and verified.