

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
Economic Development Division, Commercial Districts and Small Business Section, and Corporate Real Estate Office Section, Planning and Economic Development Department	No Comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>A Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & Associates Limited dated April 2020, and Addendum dated July 2021, was reviewed through Zoning By-law Amendment application ZAC-20-026. Development Engineering found no sanitary services available for this site and recommended that a Holding Provision be applied.</p> <p>Development Engineering recommend approval of the Draft Plan of Subdivision with conditions.</p>	<p>The Holding Provision remains in place and an application to remove the Holding Provision has not been submitted to date.</p> <p>The proposed conditions have been addressed as Condition Nos. 1 - 12 of Appendix “C” attached to Report PED23233.</p>
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>The original concept plans through ZAC-20-026 were circulated and separate comments provided by Corridor Management and Transportation Management Sections.</p> <p>The right-of-way dedications indicated as ‘Block 3’ on the draft plan of subdivision provided indicates the right-of-way dedication requirements along First Road West.</p>	<p>The proposed conditions have been addressed as Condition Nos. 22 and 23 of Appendix “C” attached to Report PED23233.</p>

	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department Continued	The daylighting triangle dedications indicated as ‘Block 2’ on the draft plan of subdivision provided indicates the daylighting triangle dedication requirements at the intersection of Mud Street West and First Road West.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints.</p> <p>As currently designed, the development is not serviceable as the length of the driveway exceeds the maximum.</p> <p>The developer must arrange a private waste hauler for the removal of all waste materials and disclose in writing to prospective buyers/tenants that the property is not serviceable for municipal waste collection in all agreements of purchase and sale and/or lease.</p>	These matters are being addressed through Site Plan Control application DA-22-097 and Draft Plan of Condominium application 25CDM-202303 and Note Nos. 2, 3, and 4 on the conditions of Draft Plan of Subdivision Approval (see Appendix “C” attached to Report PED23233).
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>There are municipal tree assets on site, therefore a Tree Management Plan will be required.</p> <p>Documents supporting number of street trees and a cash payment are required.</p> <p>A Landscape Plan is required for land not included in the proposed development block.</p>	A Tree Protection Plan, Landscape Plan, and cash payment have been included as Condition Nos. 13, 15 and 16 of Appendix “C” attached to Report PED23233.

	Comment	Staff Response
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>Municipal addressing will be determined after Draft Plan of Subdivision approval is granted. Conditions are recommended to finalize municipal addressing and ensure unit identification.</p> <p>Requested a note indicating that Draft Approval shall lapse if not given final approval within three years, however extensions can be considered if written request is provided in writing two months in advance of the lapsing date.</p>	<p>Municipal addressing has been addressed as Condition Nos. 20 and 21 of Appendix “C” attached to Report PED23233.</p> <p>This note has been included as a Note No. 1 on the conditions of Draft Plan of Subdivision approval (see Appendix “C” attached to Report PED23233).</p>
Alectra Utilities	The Owner needs to contact our Engineering Design Department at 416-819-4975.	Noted.
Bell Canada	The Owner is required to provide any easements that may be necessary for communication/telecommunication infrastructure and relocate any such facilities in case of any conflict at their own cost.	The proposed conditions have been addressed as Condition Nos. 24 and 25 of Appendix “C” attached to Report PED23233.
Canada Post	Mail service will be provided via a centralized mailbox.	The proposed conditions have been addressed as Condition Nos. 26, 27, and 28 of Appendix “C” attached to Report PED23233.