

**CONSULTATION – DEPARTMENTS AND AGENCIES**

Department/Agency	Comment	Staff Response
Commercial District and Small Business, Economic Development	No Comment.	Noted.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	<p>The proposed development includes the creation of lots fronting onto Chambers Drive. There is a 0.3 metre reserve fronting the subject property along Chambers Drive, identified as Block 59 on Legal survey plan 62M-1171. There is also a 0.3 metre reserve along Chambers Court, fronting the subject property on the west property line which may be lifted once the outstanding cost recoveries are paid.</p> <p>Development Engineering is able to support the Zoning By-law Amendment application provided that the proponent will be required to complete a two-flow fire hydrant test on existing hydrants on Springbrook Avenue and Chambers Drive and depending on the results of the test, complete any necessary upgrades on the system to support the development.</p>	<p>A Holding ‘H’ Provision is required to ensure the owner provides payment of any outstanding cost recoveries to lift the applicable 0.3 metre reserves.</p> <p>A Holding ‘H’ Provision is required to ensure that the owner completes fire flow tests on the hydrants on Springbrook Avenue and Chambers Drive. Any necessary updates are required before the Holding ‘H’ Provision can be removed.</p> <p>These matters are addressed in Appendix “B” attached to Report PED24042.</p>

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	Transportation Planning supports the proposed Zoning By-law Amendment to permit six residential dwelling units. No additional right-of-way dedications are required along Springbrook Avenue and Chambers Drive.	Noted.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>This application has been reviewed for municipal waste collection service.</p> <p>The changes proposed in the Zoning By-law Amendment application will not impact municipal waste collection service. This residential property is eligible for municipal waste collection and will be required to follow the requirements under the Waste Management System By-law No. 20-221.</p>	Noted.
Finance Planning, Corporate Services	<p>The application has been reviewed by Finance Services staff. There are outstanding Municipal Act Sewer and Watermain charges of \$27,539.30 under By-law No. 21-232 for 237 Springbrook Avenue.</p> <p>Finance Services staff further noted that the property is abutting a pending Municipal Act By-law, with an estimated cost of \$8,909.22.</p>	<p>A Holding ‘H’ Provision has been included to ensure all outstanding fees and charges are paid.</p> <p>This matter is addressed in Appendix “B” attached to Report PED24042.</p>

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>An assessment of the information provided shows that there are potential conflicts with existing public trees. A Tree Management Plan and Landscape Plan is required.</p> <p>Payment for street trees at a rate of \$695.79 plus HST per tree for road allowance street trees is required.</p>	<p>A condition of the Holding ‘H’ Provision requires that a Tree Management Plan be submitted and approved by staff.</p> <p>Payment for street trees is addressed as a condition of Holding ‘H’ Provision.</p> <p>These matters are addressed in Appendix “B” attached to Report PED24042.</p>
Legislative Approvals, Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It should be determined if there are any implications arising from the adjacent Registered Plans of Subdivision, 62M-1264 (25T-201307), 62M-1171 and 62M-1112 (25T-200510), 62M-895 (25T-88015), e.g. cost recoveries relating to the registered plan or any reserves to be lifted. It is noted that the subject lands are also within a defined area of cost recovery.</p> <p>Municipal addressing for the proposed development will be determined through the proposed future Consent to Sever applications.</p>	<p>No access is being proposed to Chambers Court, which is located to the west of the subject site, and within Subdivision 25T-201307.</p> <p>As per Development Engineering comments there are 0.3 metre reserves fronting onto Chambers Drive and Chambers Court and therefore cost recoveries will need to be paid prior to lifting the 0.3 metre reserves. This matter is included as a condition of removing the Holding ‘H’ Provision and is addressed in Appendix “B” attached to Report PED24042.</p>