



London
CANADA

MEMO

DATE: October 12, 2011 **FILE:** R-7944

TO: Eric Lalande
Planning & Development

FROM: Ismail Abushehada, P. Eng
Engineering Review Division

RE: **ZONING BY-LAW AMENDMENT**
Z-7944
CEDAR AUTO OF LONDON LIMITED
2170 WHARNCLIFFE ROAD SOUTH

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

- The applicant will be required to provide joint access or internal driveway connections to lands to the east and to the west of the subject lands. The Transportation Division recommends that a holding provision be applied to the subject lands regarding access to ensure that these connections are made.
- The applicant is advised that there is no municipal sanitary sewer system available to service the subject lands. Hence, the proposed amendment to the Zoning By-Law will need to retain the existing 'h-17' holding provision or apply an alternative holding provision (h-80) to address the issue of municipal services. The applicant is advised to contact the Building Division regarding the requirements for the review and approval of an on-site sanitary sewage disposal system to serve the proposed use.
- The applicant is advised that there is no municipal storm sewer system available to service the subject lands. Hence, on-site SWM control (quantity/quality/erosion control) may be required.
- The applicant is advised that any proposed development on the subject lands will have to comply with all City Standards, City By-Laws and UTRCA Regulations/Permits regarding the Thornicroft Drain.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

If you have any questions, please feel free to contact Richard Roobroek at (519) 661-2500 ext. 4952.

Ismail Abushehada, P. Eng
Acting Division Manager
Engineering Review Division

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