

PLANNING COMMITTEE AGENDA

Planning Committee Meeting
Monday, March 22, 2021
Tom Davies Square - Council Chamber / Electronic Participation

COUNCILLOR ROBERT KIRWAN, CHAIR

Geoff McCausland, Vice-Chair

12:15 p.m. CLOSED SESSION, COMMITTEE ROOM C-12 / ELECTRONIC PARTICIPATION
1:00 p.m. OPEN SESSION, COUNCIL CHAMBER / ELECTRONIC PARTICIPATION

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<https://agendasonline.greatersudbury.ca>.

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Your information is collected for the purpose of informed decision-making and transparency of City Council decision-making under various municipal statutes and by-laws and in accordance with the *Municipal Act, 2001, Planning Act, Municipal Freedom of Information and Protection of Privacy Act* and the City of Greater Sudbury's *Procedure By-law*.

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ROLL CALL

Resolution to meet in Closed Session to deal with one (1) Proposed or Pending Acquisition or Disposition of Land Matters:

- Sale of Vacant Land - Old Skead Road, Garson

in accordance with the *Municipal Act, 2001, 239(2)(c)*.
(RESOLUTION PREPARED)

RECESS

ROLL CALL

DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

PUBLIC HEARINGS

1. Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding 756 Suez Drive, Hanmer. **9 - 23**
(RESOLUTION PREPARED)
 - Mauro Manzon, Senior Planner

(This report provides a recommendation regarding an application for rezoning in order to extend a temporary use by-law in order to permit a garden suite accessory for a single detached dwelling in a Rural zone, 756 Suez Drive, Hanmer - Robert Savoie & Melinda Purvis.)

-Letter(s) of concern from concerned citizen(s)
2. Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding 1 Collins Drive, Copper Cliff. **24 - 39**
(RESOLUTION PREPARED)
 - Wendy Kaufman, Senior Planner

(This report provides a recommendation regarding an application for rezoning in order to permit a semi-detached dwelling with a reduced front yard setback, 1 Collins Drive, Copper Cliff - 2516433 Ontario Limited.)
3. Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding Keith Avenue & Pinellas Road, Chelmsford. **40 - 68**
(RESOLUTION PREPARED)
 - Glen Ferguson, Senior Planner

(This report provides a recommendation regarding an application for rezoning in order to permit a mix of single-detached, semi-detached and street-townhouses, Keith Avenue & Pinellas Road, Chelmsford - Bonaventure Development Company.)

-Letter(s) of concern from concerned citizen(s)

MATTERS ARISING FROM THE CLOSED SESSION

At this point in the meeting, the Chair of the closed session, will rise and report the results of the closed session. The Committee will then consider any resolutions.

CONSENT AGENDA

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

ADOPTING, APPROVING OR RECEIVING ITEMS IN THE CONSENT AGENDA

(RESOLUTION PREPARED FOR ITEM C-1)

ROUTINE MANAGEMENT REPORTS

- C-1. Report dated February 22, 2021 from the General Manager of Growth and Infrastructure regarding Willow Ridge Estates Subdivision, Sudbury.
(RESOLUTION PREPARED)

69 - 84

(This report provides a recommendation regarding approval of an extension to the draft plan of subdivision at Willow Ridge Estates Subdivision, Sudbury - Dalron Construction Ltd.)

MEMBERS' MOTIONS

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD

ADJOURNMENT

COMITÉ DE PLANIFICATION ORDRE DU JOUR

Réunion du Comité de planification

22 mars 2021

Place Tom Davies - Salle du Conseil / participation électronique

COUNCILLOR ROBERT KIRWAN, PRÉSIDENT(E)

Geoff McCausland, Vice-président(e)

12H 15 SÉANCE À HUIS CLOS, SALLE DE RÉUNION C-12 / PARTICIPATION ÉLECTRONIQUE

13H 00 SÉANCE PUBLIQUE, SALLE DU CONSEIL / PARTICIPATION ÉLECTRONIQUE

Les réunions du Conseil de la Ville du Grand Sudbury et de ses comités sont accessibles et sont diffusés publiquement en ligne et à la télévision en temps réel et elles sont enregistrées pour que le public puisse les regarder sur le site Web de la Ville à l'adresse <https://agendasonline.greatersudbury.ca>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la *Loi de 2001 sur les municipalités*, à la *Loi sur l'aménagement du territoire*, à la *Loi sur l'accès à l'information municipale* et la *protection de la vie privée* et au *Règlement de procédure* de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse clerks@grandsudbury.ca.

APPEL NOMINAL

Résolution pour tenir une réunion à huis clos afin de traiter de deux acquisitions or dispositions projetées ou en cours d'un bien-fonds:

- Vente de terrain vacant - rue Old Skead, Garson

aux termes de *Loi de 2001 sur les municipalités*, alinéa 239(2)(c).

(RÉSOLUTION PRÉPARÉE)

SUSPENSION DE LA SÉANCE

APPEL NOMINAL

DÉCLARATION D'INTÉRÊTS PÉCUNIAIRES ET LEUR NATURE GÉNÉRALES

AUDIENCES PUBLIQUES

1. Rapport directeur général, Croissance et Infrastructure, daté du 22 février 2021 portant sur 756, promenade Suez, Hanmer. **9 - 23**
(RÉSOLUTION PRÉPARÉE)
 - Mauro Manzoni, planificateur principal

(Dans ce rapport, on formule une recommandation concernant une demande de rezonage pour proroger un règlement municipal d'utilisation temporaire afin de permettre un pavillon-jardin accessoire pour une maison unifamiliale dans une zone rurale, 756, promenade Suez, Hanmer – Robert Savoie et Melinda Purvis.)

-Lettre(s) de citoyens concernés faisant état de leurs préoccupations
2. Rapport directeur général, Croissance et Infrastructure, daté du 22 février 2021 portant sur 1, promenade Collins, Copper Cliff. **24 - 39**
(RÉSOLUTION PRÉPARÉE)
 - Wendy Kaufman, planificateur principal

(Dans ce rapport, on formule une recommandation concernant une demande de rezonage afin de permettre une maison jumelée ayant une marge de reculement de la cour avant réduite, 1, promenade Collins, Copper Cliff – 2516433 Ontario Limited.)
3. Rapport directeur général, Croissance et Infrastructure, daté du 22 février 2021 portant sur Avenue Keith et chemin Pinellas, Chelmsford. **40 - 68**
(RÉSOLUTION PRÉPARÉE)
 - Glen Ferguson, planificateur principal

(Dans ce rapport, on formule une recommandation concernant une demande de rezonage afin de permettre une combinaison de maisons unifamiliales, de maisons jumelées et de maisons en rangée sur rue, avenue Keith et chemin Pinellas, Chelmsford – Bonaventure Development Company.)

-Lettre(s) de citoyens concernés faisant état de leurs préoccupations

QUESTIONS DÉCOULANT DE LA SÉANCE À HUIS CLOS

Le président de la séance à huis clos, se lève maintenant et en présente les résultats. Le Comité examine ensuite les résolutions.

Ordre du jour des résolutions

(Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre. À la demande d'une conseillère ou d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions ; on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions. Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion)

ADOPTION, APPROBATION OU RÉCEPTION D'ARTICLES DANS L'ORDRE DU JOUR DES CONSENTEMENTS

(RÉSOLUTION PRÉPARÉE POUR L'ARTICLE DE L'ORDRE DU JOUR
RÉSOLUTION C-1)

RAPPORTS DE GESTION COURANTS

- C-1. Rapport directeur général, Croissance et Infrastructure, daté du 22 février 2021
portant sur Lotissement Willow Ridge Estates, Sudbury.
(RÉSOLUTION PRÉPARÉE)

69 - 84

(Dans ce rapport, on formule une recommandation concernant une approbation de la prolongation de l'ébauche du plan de lotissement, lotissement Willow Ridge Estates Sudbury – Dalron Construction Ltd.)

MOTIONS DES MEMBRES

ADDENDA

PÉTITIONS CIVIQUES

PÉRIODE DE QUESTIONS

LEVÉE DE LA SÉANCE

Request for Decision

756 Suez Drive, Hanmer

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Public Hearings
File Number:	751-7/21-01

Resolution

THAT the City of Greater Sudbury approves the application by Robert Savoie & Melinda Purvis to amend Zoning By-law 2010-100Z with respect to lands described as PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol in order to extend the use of a garden suite in accordance with Section 39.1(4) of the Planning Act for a temporary period of three (3) years, as outlined in the report entitled “756 Suez Drive, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021.

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the *Planning Act* to which the City is responding. The application seeks to provide an alternative form of housing for a family member that aligns with the housing objectives of the City.

Report Summary

An application to extend a temporary use by-law has been submitted in order to extend the use of an 83m² mobile home as a garden suite on the property municipally known as 756 Suez Drive, Hanmer. The unit has been occupied since 2011 and has maintained compliance with the provisions applied to garden suites. Planning Services recommends a three-year extension pursuant to Section 39.1(4) of the Planning Act.

Financial Implications

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Feb 23, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 7, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

There are no financial implications associated with this report.

Title: 756 Suez Drive, Hanmer

Date: February 16, 2021

Staff Report

Proposal:

An application to extend a temporary use by-law for a three-year period has been submitted in order to continue the use of an 83m² mobile home as a garden suite, which was installed in 2011. Under Section 39.1(4) of the *Planning Act*, a maximum three-year extension is permitted for garden suites. There is no limit on the number of extensions.

Existing Zoning: “RU”, Rural

The subject land is zoned “RU”, Rural, which permits a residential use in the form of a single detached dwelling or a mobile home. Secondary dwelling units are also permitted subject to the provisions of Section 4.2.10.

Under Section 4.10 of the Zoning By-law, garden suites may be converted to secondary dwelling units subject to the applicable provisions including registration with Building Services.

Requested Zoning: Extension of a temporary use identified as T55 in the Zoning By-law

The extension would permit the garden suite to continue for an additional three (3) years to March 30, 2024.

Location and Site Description:

PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol (756 Suez Drive, Hanmer)

The subject property is located on the north side of Suez Drive in the Township of Capreol. The area is not serviced by municipal water and sanitary sewer. Suez Drive is designated as a Local Road and is built to a rural standard. The closest public transit stop is located at the intersection of Capreol Road and Suez Drive (Route 105).

Total area of the T-shaped parcel is 10.45 ha, with 137 metres of frontage and a depth of approximately 408 metres. A 130 m² single detached dwelling forms the main use. There are several accessory buildings, including an 83m² mobile home in the westerly interior side yard that functions as a garden suite.

Single detached dwellings abut to the east and west. An aggregate operation in the form of a 50-hectare pit is located on the parcel to the north (Class A Licence 600241). The “M5(4)”, Extractive Industrial Special zoning requires a 150-metre setback to adjacent residential dwellings. Another pit operation with an authorized area of 81 ha is located to the east (Class A Licence 3857). A salvage yard is situated further to the east.

Rural residential uses are located opposite the subject land. There are two (2) other active garden suite approvals in the vicinity at 755 Suez Drive (T112) and 844 Suez Drive (T114).

Related Applications:

The garden suite on this property was first approved as a temporary use in 2011 and this is the first extension. Under Section 39.1(4) of the *Planning Act*, Council may grant a maximum three (3) year extension for garden suites. There is no limit on the number of extensions. The current temporary use by-law lapses on March 30, 2021.

Title: 756 Suez Drive, Hanmer

Date: February 16, 2021

Public Consultation:

Notice of complete application was circulated to the public and surrounding property owners on February 1, 2021. The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out circulated to the public and surrounding property owners within 240 metres of the property on March 4, 2021.

As of the date of this report, Planning Services has not received any phone calls or written submissions.

Policy and Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement.

Section 1.4 of the PPS encourages a range of housing types in order to address housing needs within the community, including persons who need to live within close proximity of family members but also desire a measure of independent living. Garden suites are intended to provide such accommodation subject to the provisions of Section 39.1 of the *Planning Act*.

Notwithstanding the above, the subject land is located in the Aggregate Reserve. Under Section 2.5.2.5 of the PPS, the following policies are applied to areas containing Mineral Aggregate Resources:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities, which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or,
- b) the proposed land use or development serves a greater long-term public interest; and,
- c) issues of public health, public safety and environmental impact are addressed.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

Section 4.3.3 of the GPNO encourages an appropriate range and mix of housing types in Economic and Services Hubs such as Greater Sudbury.

Title: 756 Suez Drive, Hanmer

Date: February 16, 2021

Official Plan for the City of Greater Sudbury:

The subject property is designated as part of the Aggregate Reserve. Although lot creation for residential use is restricted within the Reserve, an alternative use may be permitted subject to Section 4.6.2 of the Official Plan as follows:

In cases where the economical and/or physical extraction is not feasible, other uses may be permitted in accordance with the applicable land use designation, if it can be shown that:

- a. the land use pattern in the area has reduced the feasibility of extraction; or,
- b. the proposed use would not have a negative impact on the natural heritage features and functions on the site and in the area; or,
- c. the aggregate is low in quality; or,
- d. there is not enough aggregate in the area to justify its economical extraction.

Subject to the above framework, the policies applied to garden suites in Rural Areas should be considered subject to the following criteria under Sections 2.3.5 and 5.2.1:

- a. a single garden suite is allowed as an accessory unit on a lot with only one existing dwelling unit;
- b. services will be connected to the service lines of the host dwelling unit to City specifications;
- c. a garden suite can be integrated with the prevailing character of the surrounding area, and will be removed at no expense to the City at the termination of its use; and,
- d. an agreement may be required between the applicant and the City dealing with such conditions as the installation, location, maintenance, occupancy and removal of the structure.

In Rural Areas, a mobile home may be used as a garden suite if it is built on its own foundation in accordance with the Ontario Building Code.

Zoning By-law 2010-100Z:

The subject land is zoned "RU", Rural. Residential uses in the form of a single detached dwelling or a mobile home on a permanent foundation are permitted. Garden suites are also permitted subject to the setback requirements applied to accessory buildings.

Site Plan Control:

A Site Plan Control Agreement is not required.

Department/Agency Review:

Commenting departments and agencies have no concerns related to the extension of the temporary use by-law.

Planning Analysis:

Although the subject land is located within the Aggregate Reserve and has proximity to existing aggregate operations, there is some flexibility to consider an alternative use that would not necessarily impact the feasibility of resource extraction on adjacent lands and the overall cohesiveness of the reserve itself.

In this case, it is noted that the north side of Suez Drive forms a rural residential area that is well-established. There are also some non-conforming industrial uses in the vicinity. It can therefore be stated that the existing land use pattern along the north side of Suez Drive has reduced the feasibility of extraction on the subject land, and that the application presents conformity with the Official Plan and consistency with the Provincial Policy Statement.

Title: 756 Suez Drive, Hanmer

Date: February 16, 2021

Further to the above, the garden suite has been in place since 2011 and continues to be maintained and occupied in compliance with the provisions applied to garden suites. The owners advised Planning Services that they do not wish to convert the garden suite to a secondary dwelling unit at this time.

The application to extend the temporary use by-law for a three-year period is recommended for approval.

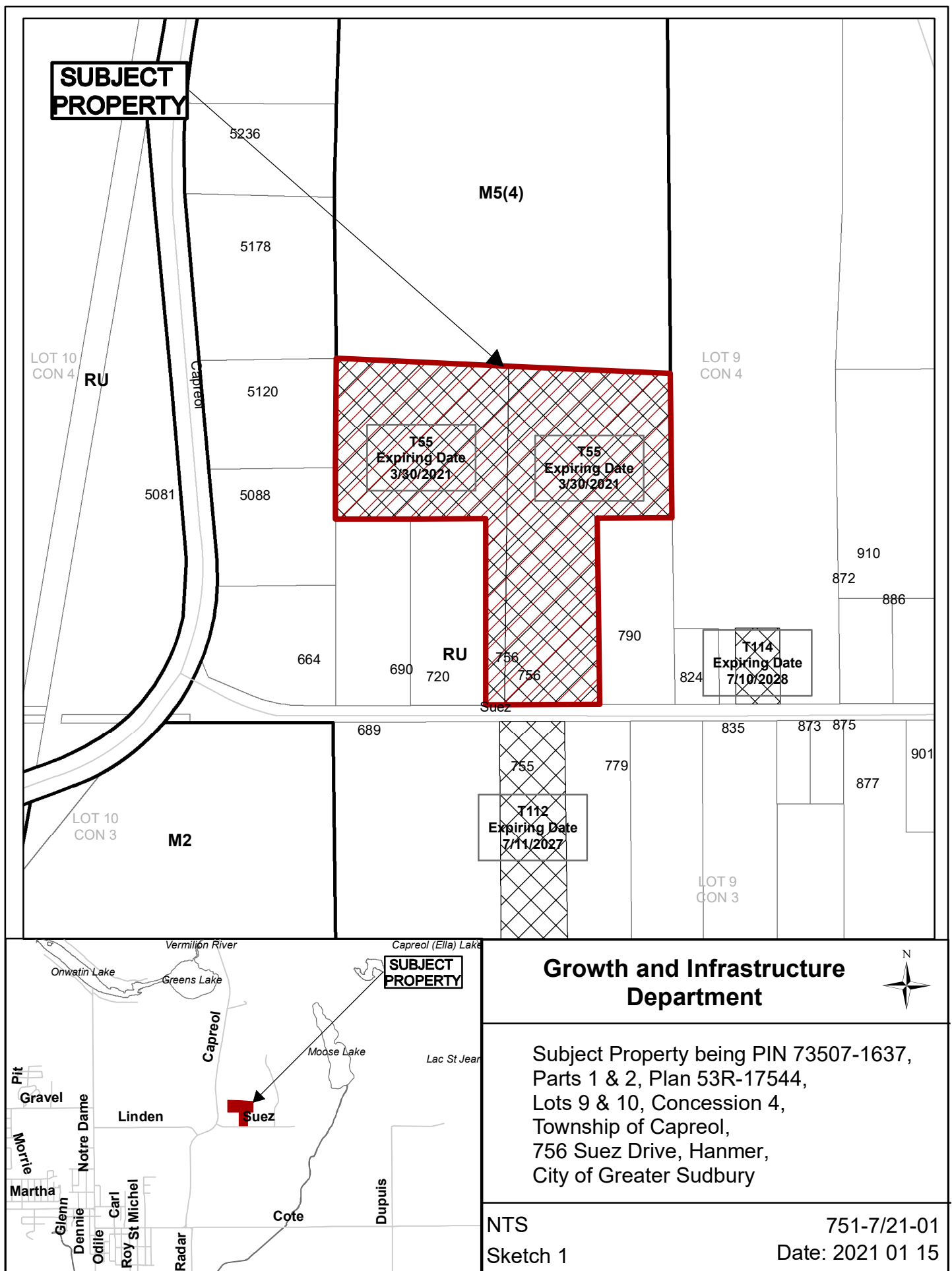


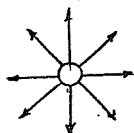


Photo 1: 756 Suez Drive, Hanmer
Accessory garden suite located in westerly interior side yard
File 751-7/21-01 Photography February 17, 2021

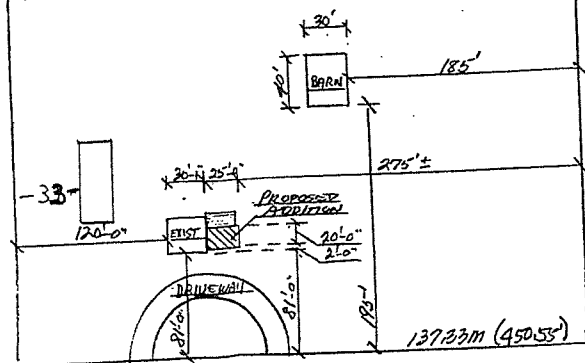


Photo 2: 756 Suez Drive, Hanmer
View of main dwelling
File 751-7/21-01 Photography February 17, 2021

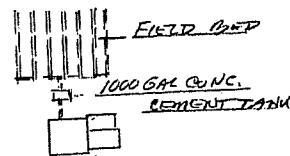
CARREN CONC 4
PT LOTS 9-10 RP53R17544
PLOTS 1+2
REG. 25.82 ACRES



INDICATE
NORTH

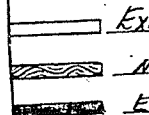


SUEZ DRIVE
PLOT PLAN
SCALE 1"=100'



FIELD BED LOCATION

LEGEND



NTSI Holdings Inc.
872 B Suez Dr.
Hanmer, Ontario
P3P 1Y7

FEB 22 2021

PLANNING SERVICES

City of Greater Sudbury
Attn: Alex Singbush
Manager of Development Approvals
Planning Services Department
PO Box 5000 STN A
200 Brady Street
Sudbury, ON P3A 5P3

RE: IN THE MATTER OF AN application under Section 34 of the Planning Act, R.S.O. 1990 Chapter P.13 LOCATION: PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol (756 Suez Drive, Hanmer)

Dear Sir,

We wish to voice our opposition in the matter of the application to continue the use of a mobile home as a garden suite for 756 Suez Drive in Hanmer for applicants Robert Savoie and Melinda Purvis.

1. It our understanding that the definition of a garden suite in the Greater City of Sudbury is as follows:

“OFFICIAL PLAN POLICIES

The Official Plan for the City of Greater Sudbury indicates, in Section 3.2. General Policies for Living Areas, that:

Garden suites are small, self-contained independent living units that are designed for family members **who require some level of support**. Subject to rezoning under the provisions of the Temporary Use By-law in Section 20.5.3, garden suites are permitted in all Living Area designations in accordance with the following conditions:

- a. a single garden suite is allowed as an accessory unit on a lot with only one existing dwelling unit;*
- b. services shall be connected to the service lines of the host dwelling unit to City specifications;*
- c. the garden suite can be integrated with the prevailing character of the surrounding area, and will be removed at no expense to the City at the termination of its use; and,*
- d. an agreement may be required between the applicant and the City dealing with such conditions as the installation, location, maintenance, **occupancy**, and the removal of the structure.*

*Mobile homes are not permitted as **Garden Suites** except that:*

In Section 5.2.1 of the Official Plan, Rural Residential Policies, it indicates that:

*A garden suite is allowed in accordance with Section 3.2.9. Despite these policies a mobile home may be used as a Garden suite if it is **built on its own foundation and in accordance with the Ontario Building Code**. None of these policies are intended to result in the creation of new residential lots in the Rural Area."*

The garden suite at 756 Suez Drive, Hanmer:

1. Is not built on a permanent foundation
2. Is being occupied by the owner's son who is not an aging family member and/or to our knowledge, **does not require** any level of care
3. Is altering the **neighborhood's character** as it is visible from the road and is an eyesore
4. As previously stated in the initial request made on March 7, 2011, the home owner and family members have continuously complained and continue to do so to the city about the noise level and heavy equipment traffic from nearby businesses.

We sincerely hope that you will **not renew** the application to continue the use of a mobile home as a garden suite.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Roy', with a stylized flourish at the end.

Denis Roy
President

AS
mm

Denis Roy Jr & Miranda Roy
872 A Suez dr
Hanmer, Ontario
P3P 1Y7

RECEIVED

February 15, 2021

FEB 22 2021

PLANNING SERVICES

To whom it may concern,

This is in regards to the Notice of Application letter we received dated February 1st, 2021 from Robert Savoie and Melinda Purvis to extend a temporary use by-law for a period of three (3) years pursuant to Section 39.1 of the Planning Act.

WE DO NOT APPROVE OF THIS EXTENSION. We have reason to believe that this "garden suite" is being used as an apartment for their son and not for an elderly family member. We feel as though the entire street should be treated fairly and both Robert and Melinda have been consistent tenants for us as neighbours who have worked tirelessly at making a living to provide for our family on Suez Drive. We followed guidelines and the by-laws put in place and both Robert and Melinda have called to complain with no grounds to do so. We can guarantee that other neighbours on this street feel the same way as we do.

Sincerely,



Denis Jr & Miranda Roy

February 1, 2021

File: 751-7/21-01

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicant: Robert Savoie & Melinda Purvis

Location: PIN 73507-1637, Parts 1 & 2, Plan 53R-17544 in Lots 9 & 10, Concession 4, Township of Capreol (756 Suez Drive, Hanmer)

Application: To extend a temporary use by-law for a period of three (3) years pursuant to Section 39.1 of the Planning Act.

Proposal: To continue the use of a mobile home as a garden suite.

Any person interested in voicing his/her comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Stn A, 200 Brady Street, Sudbury, ON P3A 5P3. If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform him/her.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, PO Box 5000, Stn A, 200 Brady Street, Sudbury, ON P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays in Planning Services (appointment required).

For more information please call Mauro Manzon, Senior Planner, in Planning Services at 705-674-4455, Extension 4293.

Additional notice will be provided when the application is scheduled for a public meeting.

MM/sb
Attach.

A handwritten signature in black ink, appearing to read "Alex Singbush".

Alex Singbush, MCIP, RPP
Manager of Development Approvals

Request for Decision

1 Collins Drive, Copper Cliff

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Public Hearings
File Number:	751-6/20-26

Resolution

THAT the City of Greater Sudbury approves the application by 2516433 Ontario Limited to amend Zoning By-law 2010-100Z by changing the zoning classification on the subject lands from “R1-5”, Low Density Residential One to “R2-2(S)”, Low Density Residential Two Special on those lands described as PIN 73599-0371, Parcel 40720, Lot 67, Plan M-1023, Lot 12, Concession 2, Township of McKim, as outlined in the report entitled “1 Collins Drive, Copper Cliff”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, subject to the following conditions:

1. That the amending zoning by-law for the R2-2 Special zoning includes the following site-specific provisions:
 - i. The only permitted use shall be any dwelling containing not more than two dwelling units;
 - ii. The minimum front yard shall be 4.1 m.
2. That prior to the enactment of the amending by-law,
 - i. That a survey be provided which demonstrates the proposed building envelope can be accommodated on the lot to the satisfaction of the Chief Building Official; and,
 - ii. That the Nickel District Conservation Authority issue a permit pursuant to Section 28 of the Conservation Authorities Act.
3. Conditional approval shall lapse on April 13, 2023 unless Condition 2 above has been met or Council has granted an extension.

Signed By

Report Prepared By

Wendy Kaufman
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Feb 22, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 8, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the

City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area.

Report Summary

An application for rezoning has been submitted in order to permit a semi-detached dwelling with a reduced front yard setback. The subject land is designated as Living Area 1 in the Official Plan and zoned R1-5, Low Density Residential One.

Staff recommends approval of the application on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Financial Implications

If approved, staff estimates approximately \$7,200 in taxation revenue in the supplemental tax year only, based on the assumption of 2 semi-detached dwelling units at an estimated assessed value of \$300,000 per dwelling unit at the 2020 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this development would be eligible for redevelopment credits that would be applied against the development charges if the building is constructed within 5 years of the demolition permit that was issued in November 2018.

Staff Report

Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to permit a semi-detached dwelling.

There previously was a semi-detached dwelling on the property that was demolished. While the zoning by-law permits the reconstruction of existing non-complying structures, in this case a rezoning is required for the reason that the applicant did not apply to reconstruct the dwelling at the same time as their application for demolition. The applicant has also indicated a preference for the semi-detached dwelling to be permitted by the zoning by-law, rather than relying on any non-complying status.

The applicant has requested site-specific relief to permit a similar front yard setback as the original dwelling, given there is a hydro easement through the middle of the lot which limits the building envelope.

Existing Zoning: R1-5, Low Density Residential One with a Flood Plain Overlay

The R1-5 zone permits a single detached dwelling, a bed and breakfast, a home daycare, and a group home (type 1).

The majority of the site is within the Flood Plan Overlay, which only permits legally existing buildings and structures. No new buildings or structures shall be erected or used.

Requested Zoning: R2-2(S), Low Density Residential Two Special

The proposed R2-2(S) zone would permit a range of low density residential uses. The applicant has requested site-specific relief for a reduced front yard setback of 4.1 m.

Location and Site Description:

The subject property is described as PIN 73599-0371, Parcel 40720, Lot 67, Plan M-1023, Lot 12, Concession 2, Township of McKim. The subject lands are located on the north side of Collins Drive, and identified municipally as 1 Collins Drive. The lands are 0.09 ha in size with approximately 38 m of frontage and are currently serviced with municipal water and sanitary sewer. There are City transit stops to the northeast on Balsam Street approximately 110 m from the subject lands.

The applicant's site sketch shows the location of the proposed dwelling as well as two hydro easements that are on the property. The applicant has revised their application to request a 4.1 m front yard setback rather than the 4.3 m setback shown on the sketch.

Surrounding Land Uses:

The area surrounding the site includes:

North, South and West: single-detached dwellings

East: multiple dwelling

The existing zoning & location map, indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the residential uses surrounding the vacant subject lands, which consist mainly of single detached dwellings, with the exception of the multiple dwelling to the east.

Public Consultation:

Notice of complete application of the application was circulated to the public and surrounding property owners on December 29, 2020. Notice of Public Hearing was circulated to the public and surrounding property owners on March 4, 2021. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the applications prior to the public hearing. At the time of writing this report, the Planning Services Division has not received any comments or concerns from the public.

Policy & Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement (PPS).

Section 1.1.3.1 and 1.4.1 of the PPS are relevant to the application. Section 1.1.3.1 identifies that settlement areas are to be the focus of growth and their vitality and regeneration is to be promoted. Section 1.4.1 requires municipalities to provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Forms of housing which meet social, health and well-being needs are to be encouraged.

Policy 3.1.1(b) of the PPS states that "Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards". The definition of 'Development' is "the creation of a new lot, a change in land use, or the construction of buildings and structures". The proposed change in land use is considered as development as defined in the PPS (2020).

Policy 3.1.5.(a) states that "Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools".

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. There are no policies that are relevant to this application, therefore the application is considered to conform to the Growth Plan.

Official Plan for the City of Greater Sudbury:

Section 2.3 of the Official Plan regarding reinforcement of the urban structure states that growth must continue to be directed to capitalize on existing investments, make the most efficient use of existing infrastructure and public service facilities, protect our rural and agricultural assets and preserve our natural features and areas. Reinforcing the urban structure also creates a more energy efficient land use pattern and supports climate change mitigation. Section 2.3.2 directs that settlement area land use patterns will be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Section 2.3.3 encourages all forms of intensification given it is essential for completing our communities, and establishes a 20% residential intensification target. Intensification applications are to be evaluated with respect to criteria including site suitability as well as site topography and drainage, compatibility with neighbourhood character and proposed mitigation measures, availability of infrastructure and public service facilities, and traffic impacts.

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. Section 3.2.1 outlines that the Living Area 1 designation permits low density residential uses up to a maximum density of 36 units per hectare, and medium density residential uses up to a maximum density of 90 units per hectare. Policy 3.2(3) states that new residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning By-law.

Policy 3.2.1(6) establishes the following criteria to for consideration when rezoning lands in the Living Area 1 designation:

- a) the site is suitable in terms of size and shape to accommodate the proposed density and building form;
- b) the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
- c) adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d) the impact of traffic on local streets is minimal.

Section 17 identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including encouraging the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The Official Plan is intended to provide direction as to how housing needs and issues can be addressed in concert with the CGS Housing and Homelessness Plan.

Section 20.7 includes policies pertaining to hazard lands, and states that development may only be permitted if approved by Conservation Sudbury or the Ministry of Natural Resources and Forestry (whomever is the appropriate authority). Development shall not be permitted where there is an unacceptable risk to public health or safety or of property damage.

The subject lands are located within Hazard lands where there may be flooding and erosion hazards, specifically Conditional Development Area 'D' in the community of Copper Cliff. Within Area D, the replacement, expansion or alteration of existing buildings and infilling on existing vacant residential lots may be permitted. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

Zoning By-law 2010-100Z:

The development standards for the requested zone require a maximum height of 11 m. The minimum required front yard is 6 m, rear yard is 7.5 m and interior side yard is 1.8 m. The maximum lot coverage is 40%. The general provisions of the zoning by-law require a minimum of 50% of all required front yards to be maintained as landscaped open space. Parking provisions for the proposed semi-detached dwelling require one (1) space per unit.

Site Plan Control:

A Site Plan Control Application is not required for residential dwellings with four or less units.

Department/Agency Review:

The application has been circulated to all appropriate agencies and City divisions. Responses received are included in Appendix 1, and have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

Building Services has advised that the proposed structure on the submitted plot plan is being constructed in very close proximity to hydro easements and also over a sanitary easement. They have requested the owner to provide a survey in order to further assess this proposal.

Conservation Sudbury has advised that given the presence of the floodplain they would support only the development of a single detached dwelling, and have recommended that the proponent amend the proposal. Prior to approval of a rezoning for a semi-detached dwelling, Conservation Sudbury is requesting that a permit pursuant to Section 28 of the Conservation Authorities Act be issued, and that a group home and private home daycare be prohibited.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The PPS (2020), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application to permit a semi-detached on the subject lands is consistent with the PPS direction to direct development to fully serviced settlement areas to make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. The Official Plan encourages all forms of intensification. Intensification and infill development also support goals related to emissions reduction, which can be achieved by promoting communities that are more compact. This is articulated further in the City's Community Energy and Emissions Plan.

Both the PPS and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan identifies that a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The proposal for a semi-detached dwelling in this location represents an opportunity to provide an alternative form of housing.

There are full municipal services with adequate capacity, and public transit stops are available approximately 120 m east of the site. Employment opportunities, commercial areas, and community services are available within relatively close proximity.

In terms of the overall suitability of the lot, staff recommends that the applicant's request for a reduced front yard setback is in keeping with the setbacks of in the neighbourhood, is minor in nature and should be permitted in order to provide flexibility in the development of the lot. It is expected that the lot is of sufficient size to accommodate the required parking, landscaping and amenity space. Finland Street provides access to the proposed driveway and parking in the rear yard. There is no impact on traffic expected by this proposal.

The footprint of the proposed dwelling is larger than what was previously on the lot. Building Services has advised that the proposed structure on the submitted plot plan being constructed is in very close proximity to hydro easements and also over a sanitary easement. To further assess this proposal, Building Services has requested that the owner provide a survey. Technical Services staff has advised Building Services that rather than relying on as-built drawings, the sanitary sewer lines must be scoped and plotted on a survey in order to confirm their location. It is recommended that this survey be required as a condition of rezoning, given it is necessary to confirm the site has sufficient area to accommodate the proposed dwelling.

The Official Plan identifies that the subject lands are within an area where there may be flooding and erosion hazards where the replacement, expansion or alteration of existing buildings and infilling on existing vacant residential lots may be permitted. Conservation Sudbury has advised that given the presence of the floodplain they would support only the development of a single detached dwelling, and have recommended that the proponent amend the proposal. Prior to approval of a rezoning for a semi-detached dwelling, Conservation Sudbury is requesting that a permit pursuant to Section 28 of the *Conservation Authorities Act* be issued, and that a group home and private home daycare be prohibited. It is recommended that the Section 28 permit be provided as a condition of rezoning.

Additionally, staff recommends that the only permitted use in the zone be restricted to a dwelling containing not more than two dwelling units, specifically excluding a bed and breakfast, a home daycare, and a group home (type 1). Two units would represent a net density of approximately 22 units per hectare, which is below the maximum net density of 36 units per hectare for a low density development. Restriction of the use would recognize the floodplain constraints on the subject lands and implement the comments from Conservation Sudbury, and is in keeping with provincial policy to limit institutional and day care uses in the floodplain. Restricting the use in this manner would also permit flexibility in the type of structure that could be built on the property, including the semi-detached dwelling currently proposed by the applicant, as well as a single detached dwelling with a secondary dwelling unit, or a duplex dwelling. While these other dwelling types have not been specifically requested, it is recommended that they would also be compatible with the adjacent lands, which are comprised of low density residential uses to the north, west and south, and a multiple dwelling to the east.

Conclusion

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

The following are the principles of the proposed site-specific zoning by-law:

- To rezone the lands from R2-2 to R2-2(S) to enable the development of a dwelling containing not more than two (2) dwelling units, to permit a reduced front yard setback to 4.1 m where 6 m would be required.

The development of the subject lands achieves a number of policy directives related to intensification and the provision of a range and mix of housing types. Staff has considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for this application.

Staff has identified the need for further information provided by the applicant in order to be satisfied that the application is consistent with the PPS and conforms to the Growth Plan and the Official Plan. Should this information be provided, staff is of the opinion that the proposed zoning by-law amendment would be appropriate based on the following:

- The proposed dwelling will maintain the range and mix of housing available in the area;
- The site is suitable for the proposed density and building form;
- The proposal has been evaluated in the context of the surrounding and future land uses and is considered appropriate;
- Adequate parking, landscaping and amenity areas can be provided;
- The impact on local streets will be minimal; and,
- The sewer and water services are adequate for the site.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Appendix 1 – Departmental Comments

File 751-6-20-26, Application for Rezoning - 2516433 Ontario Limited, 1 Collins Drive, Copper Cliff

Building Services

1. A building permit and building permit documents, to the satisfaction of the Chief Building Official, are required for the proposed structure.
2. The proposed structure as identified on the submitted plot plan is being constructed in very close proximity to hydro easements and also over a sanitary easement. Owner to provide a survey in order to further assess this proposal.

Conservation Sudbury

Conservation Sudbury recognizes the constraints of the existing parcel, however policy supports only the development of a single detached dwelling. It is recommended that the proponent amend the proposal to align with Conservation Sudbury policy.

Should the proponent wish to pursue a semi-detached dwelling at this site and should that be supported by the City of Greater Sudbury, Conservation Sudbury is requesting the following condition of zoning:

1. That a permit pursuant to Section 28 of the *Conservation Authorities Act* be issued.
2. Additionally, should the rezoning be approved, Conservation Sudbury is requesting that the following uses in the R2-2 zone be prohibited:
 - Group Home Type 1; and,
 - Private Home Daycare.

The proponent is advised that works within an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the *Conservation Authorities Act*. Works include, but are not limited to, alteration of a watercourse, grading, placement or removal of fill, and the erection of a building or structure. Any permit issued may include conditions of development. Approval of zoning by-law amendment application 751-6/20-26 does not guarantee the approval of a permit pursuant to Section 28 of the *Conservation Authorities Act*.

Development Engineering

Development Engineering has reviewed the above noted application. This area is presently serviced with municipal water and sanitary sewer.

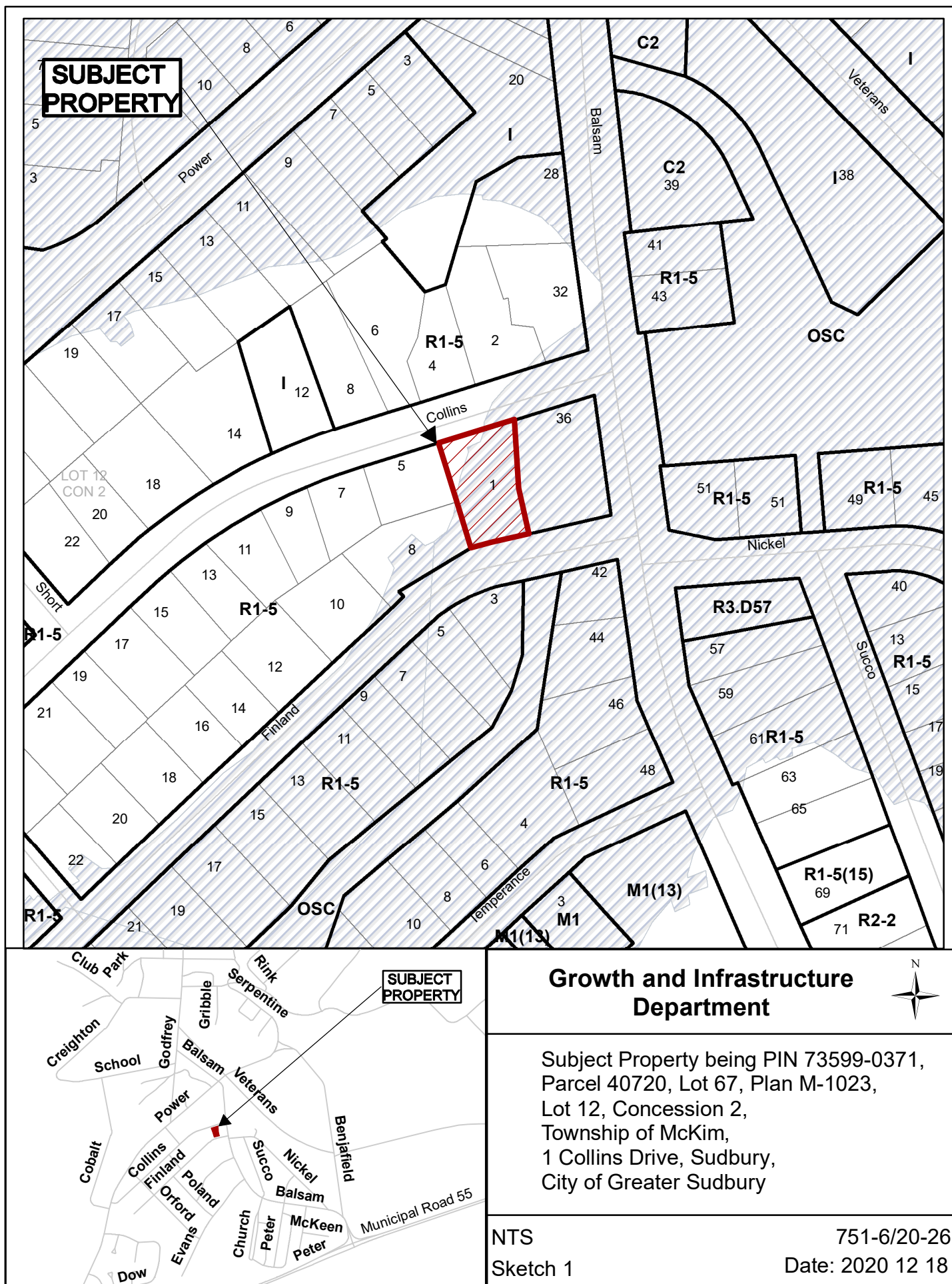
We have no objection to the change in Zoning By-law from “R1-5”, Low Density Residential One to an amended “R2-2(s)”, Low Density Residential Two Special.

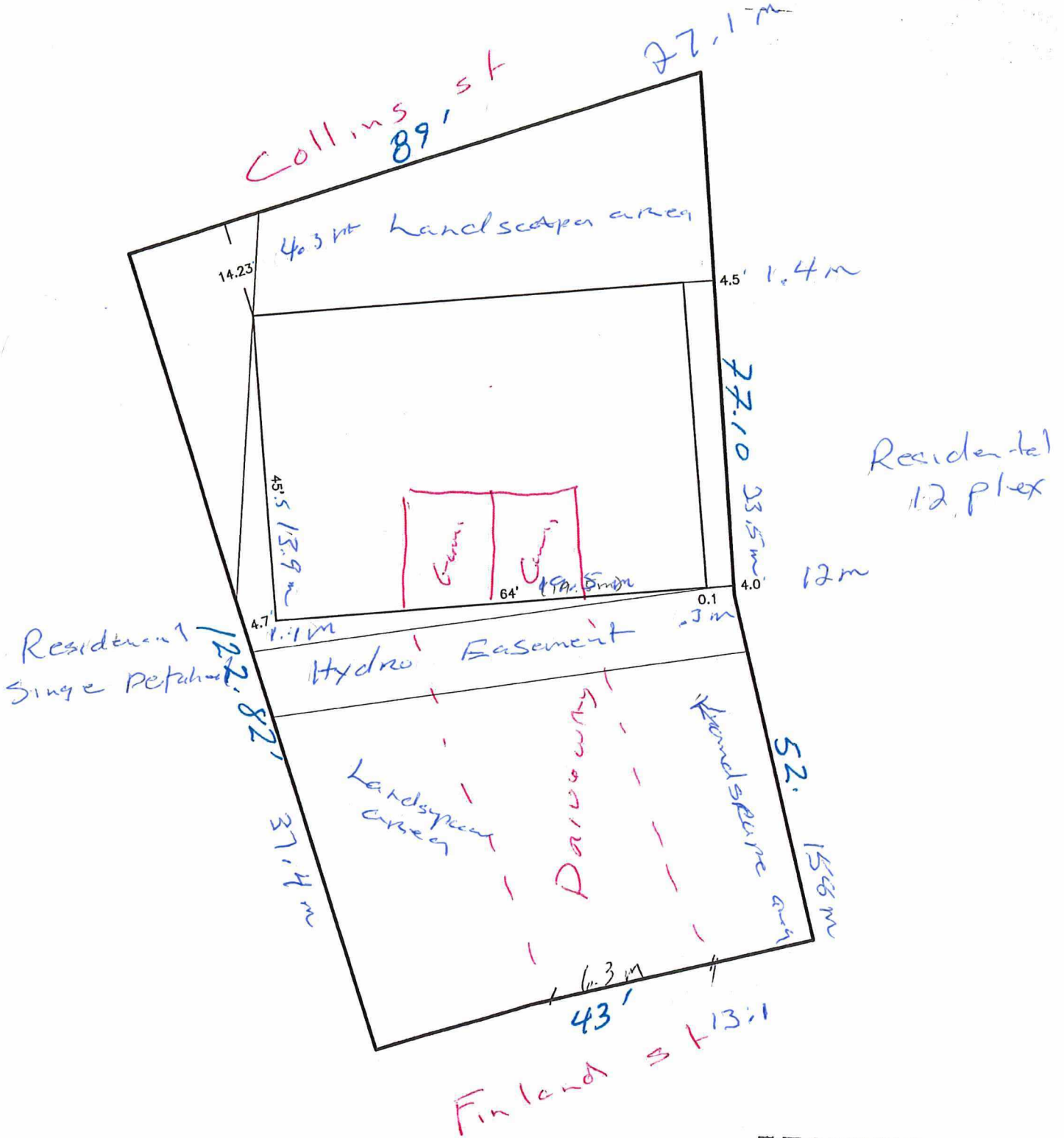
Transit Services

No comments.

Infrastructure Capital Planning Services

No concerns.





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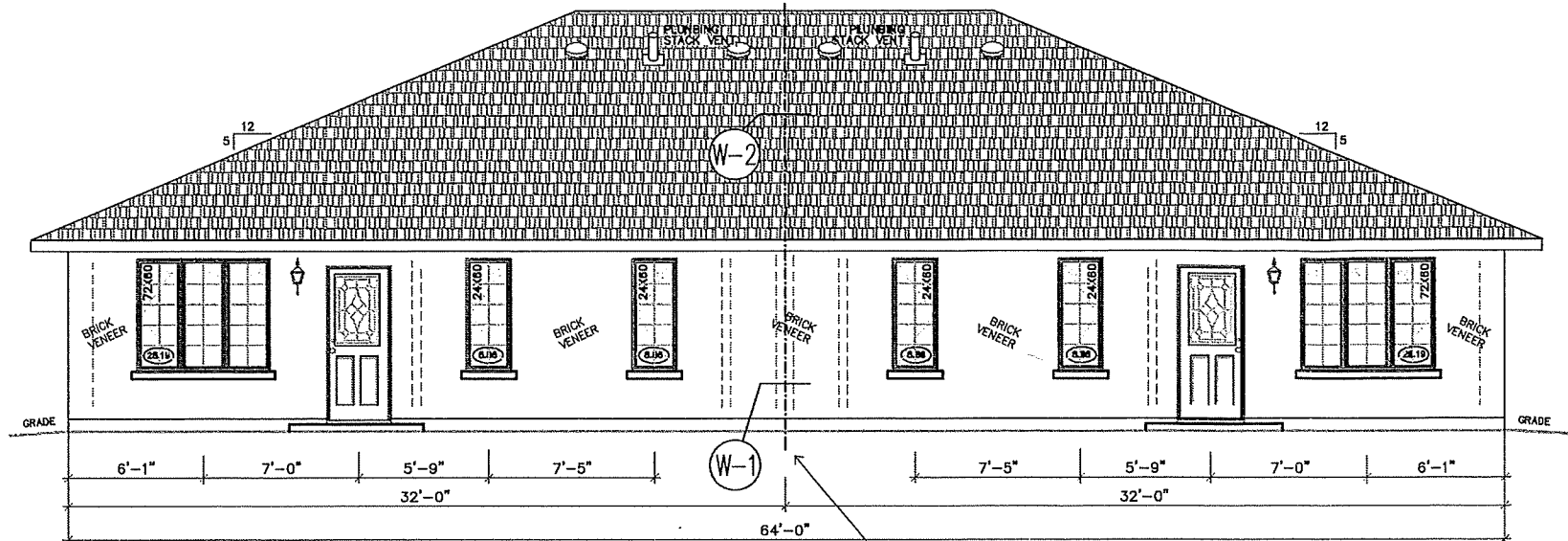
JAN 29 2020

BUILDING SERVICES

RECEIVED
JAN 29 2020
BUILDING SERVICES

WINDOW / DOOR SCHEDULE c/w LINTELS

ITEMS PER UNIT:	SIZE	#	LINTEL
LIVING ROOMS	6'-0" x 5'-0"	1	PRE-ENG'D L.V.L.
BEDROOM #2	4'-0" x 5'-0"	1	2- 2"x 10" WOOD
MASTER BEDROOM	2'-0" x 5'-0"	2	2- 2"x 10" WOOD
ENTRY MAN-DOORS	3'-0" x 6'-10"	3	2- 2"x 10" WOOD
GARAGE O/H DOOR	10'-0" x 7'-0"	1	3- 2"x 10" WOOD



3 PROPOSED REAR ELEVATION
SCALE: As Noted

**** FIRE SEPARATION ****
W 1d FIRE SEPARATION as per SB-3
FRR 1 Hr. STC N/A
2"x 4" @ 16"o/c WOOD STUDS
1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE.
****TO UNDERSIDE OF ROOF SHEATHING****

**** FIRE SEPARATION ****
W 13a FIRE SEPARATION as per SB-3
FRR 1 Hr. STC 57
TWO ROWS 2"x 4" @ 24" or 16"o/c WOOD STUDS
ON SEPARATE 2"x 4" PLATES, SET 1" APART.
FILL CAVITY WITH 3-1/2" ROXUL BATT INSULATION
ON EACH SIDE.
1 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE.

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION

FOOTINGS / SLABS

TYPICAL STRIP FOOTING

- BASED ON 15'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (20MPa) CONCRETE AFTER 28 DAYS
- SHALL BEAR ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY

DAMP-PROOFING & WATERPROOFING

- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13.3.1, & 9.13.3.2
- WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FOUNDATION WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2), (3) & (4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3.3(3)
- WHERE HYDROSTATIC PRESSURE OCCURS, FOUNDATION WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING

DRAINAGE TILE OR PIPE

- MATERIALS SHALL CONFORM TO OBC - 9.14.3.1
- 4" (100mm) MINIMUM # TILE/PIPE
- LAY ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF TILE/PIPE TO BE BELOW BOTTOM OF FLOOR SLAB
- COVER TOP & SIDES OF TILE/PIPE w/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
- TILE SHALL DRAIN TO A SUMP c/w PUMP, SEWER, DRAINAGE DITCH OR DRY WELL

FRAME CONSTRUCTION

- ALL FRAMING LUMBER TO BE S.P.F. No.2 OR BETTER UNLESS NOTED OTHERWISE
- JOISTS TO HAVE MIN. 1-5/8" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-5/8" (89mm) END BEARING
- DOUBLE JACK STUDS AT SPANS GREATER THAN 6'-0"
- DOUBLE RM JOISTS WHICH SUPPORT LINTELS IN EXT. WALLS
- METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY ARE FRAMED INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15-3/4" (400mm) BEYOND SUPPORTS FOR 2" x 8" (38mm x 184mm) JOISTS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23-5/8" (600mm) BEYOND SUPPORTS FOR 2" x 10" (38mm x 235mm) JOISTS

TYPICAL FRAME WALL CONSTRUCTION

- ALL LIGHT EXTERIOR CLADDING MATERIALS, AS PER ELEVATIONS, REQUIRE MIN. 8" (200mm) CLEARANCE FROM FINISHED GRADE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 7/16" (8mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.16
- 2" x 6" (38mm x 140mm) WOOD STUDS, SPf No. 2 or BETTER, AT 16" (400mm) o.c.
- MIN. R-24 INSULATION (ZONE 2 OBC 9.25.2) OR AS PER E.E.D.S.
- MIN. 1" RIGID INSULATION R-5
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE w/ OBC 9.25.4
- 1/2" (13mm) GYPSUM BOARD OR
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 4'-0" (1200mm)

BEARING STUD WALL (BASEMENT)

- 2" x 4" (38mm x 89mm) WOOD STUDS, SPf No. 2 or BETTER, AT 12" (300mm) o.c., OR
- 2" x 6" (38mm x 140mm) WOOD STUDS, AT 12" (300mm) o.c. w/ DOUBLE TOP PLATES
- BOTTOM PLATES TO BE ON DAMP-PROOFING MATERIAL
- 1/2" (13mm) DIA. ANCHOR BOLTS AT 6'-0" (2.4m) o.c.
- FOOTING AS PER GENERAL NOTE w/ 4" CONCRETE CURB

ATTIC ACCESS HATCH

- 22" x 22" (560mm x 560mm) ATTIC HATCH WITH WEATHERSTRIPPING AND BACKED w/ R-60 INSULATION

BRICK VENEER CONSTRUCTION

- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE AT MAX. 36"-1" (11m) HEIGHT
- MIN. 0.03" (0.76mm) THICK 1-7/8" (22mm) CORROSION RESISTANT STRIPS AT MAX. 16" (400mm) o.c. HORIZONTAL AND 24" (600mm) o.c. VERTICAL SPACINGS
- PROVIDE WEEP HOLES AT 2'-6" (800mm) o.c. AT BOTTOM COURSE AND OVER VENEER OPENINGS
- BASE FLASHING UP TO 6" (150mm) BEHIND WALL SHEATHING MEMBRANE
- BRICK OR STONE SILL UNDER OPENINGS, FLASHING
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER OBC 9.23.17
- 7/16" (8mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.16
- 2" x 6" (38mm x 140mm) WOOD STUDS, SPf No. 2 or BETTER, AT 16" (400mm) o.c.
- MIN. R-24 INSULATION (ZONE 2 OBC 9.25.2) OR AS PER E.E.D.S.
- MIN. 1" RIGID INSULATION R-5
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE w/ OBC 9.25.4
- 1/2" (13mm) GYPSUM BOARD FINISH

GUARDS

- CONSTRUCTION REQUIREMENTS FOR GUARDS TO CONFORM WITH SECTION SB-7 OF THE SUPPLEMENTARY GUIDELINES OF THE 2006 OBC

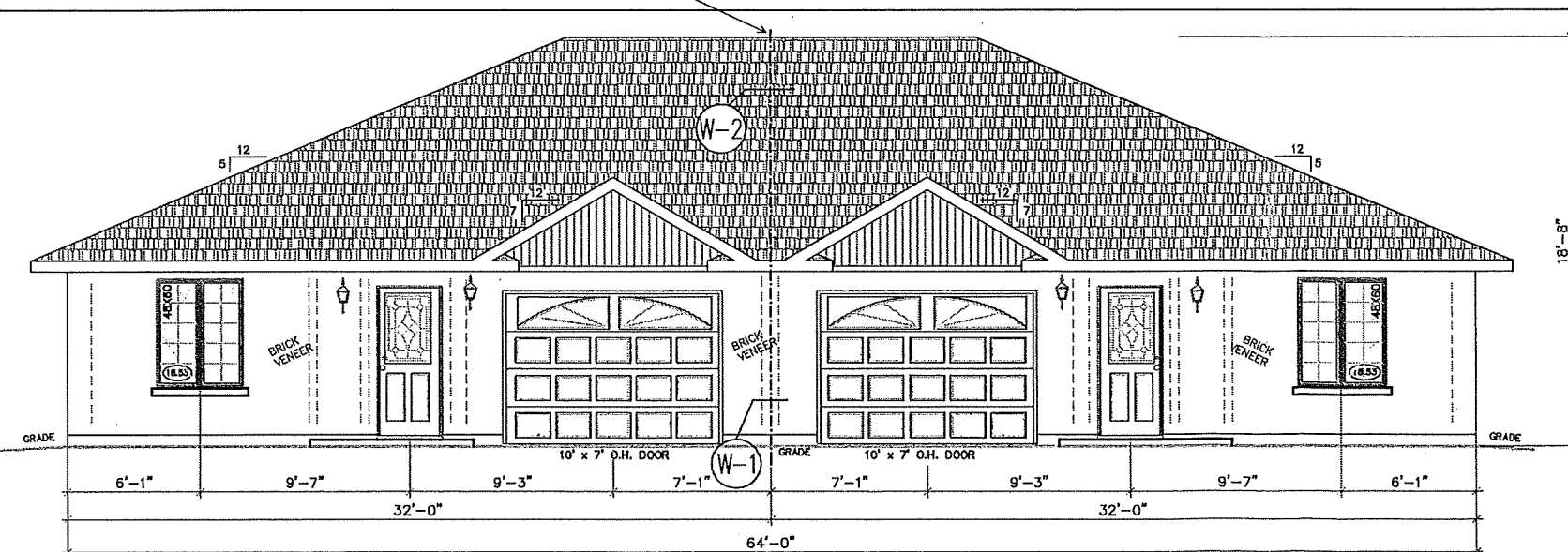
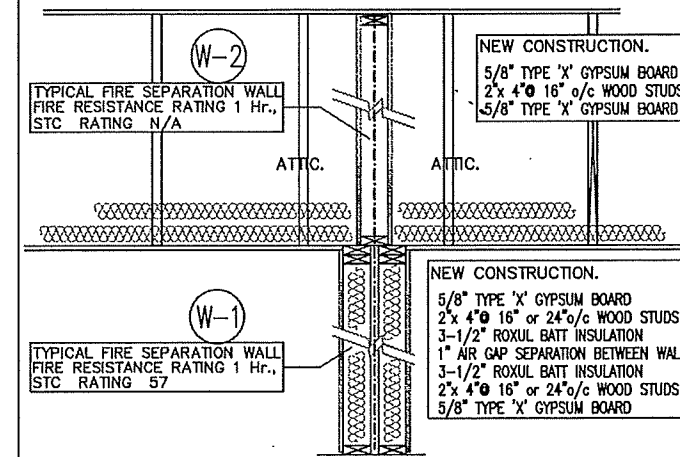
INTERIOR GUARDS

- GUARDS TO BE 36" (900mm) IN HEIGHT
- MAXIMUM 4" (100mm) ALLOWABLE OPENINGS
- NOT FACILITATE CLIMBING

EXTERIOR GUARDS

- GUARDS TO BE 42" (1060mm) IN HEIGHT
- UNLESS EXEMPTED TO 36" (900mm)
- MAXIMUM 4" (100mm) ALLOWABLE OPENINGS
- NOT FACILITATE CLIMBING

FIRE-SEPARATION SECTION



4 PROPOSED FRONT ELEVATION
SCALE: As Noted

3
19-11-26
A-3

M.R./McConn/Cona/Gr
DATE 2019-12-02
SCALE 1/4"=1'-0"
SHEET 1/8"=1'-0"

SEMI-DETACHED DWELLINGSw/ ATTACHED GARAGES
11 COLLINS ST., COPPER CLIFF, SUDBURY
FRONT & REAR ELEVATIONS.
LEGENDS AND NOTES

REVISIONS
1
2
3
4
5
6
7
8

M.R. CONSULTING
1888 ASHCOURT AVENUE
SUDBURY, ONTARIO
N2A-5Y1
PHONE (705) 691-1365

I, MICHEL RIOPEL DECLARE THAT I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. DIV.'C' OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
INDIVIDUAL BCIN. # 13054 FIRM BCIN. # 35810

MICHEL RIOPEL C.E.T., O.B.C.P., SENIOR DESIGNER
188290 ONTARIO LTD. O/A MCANN CONSULTING GROUP



Photo 1: Subject lands from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.



Photo 2: Subject lands from Finland Street looking northwest. Photo taken February 12, 2021, File #751-6/20-26.



Photo 3: Multiple dwelling to the east of the subject lands, from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.



Photo 4: Single detached dwelling west of the subject lands, from Collins Drive looking southeast. Photo taken February 12, 2021, File #751-6/20-26.

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Public Hearings
File Number:	751-5/18-05

Request for Decision

Keith Avenue & Pinellas Road, Chelmsford

Resolution

THAT the City of Greater Sudbury approves the application by Bonaventure Development Company Ltd. to amend Zoning By-law 2010-100Z zoning classification on the subject lands from "R1-5", Low Density Residential One to "R1-5", Low Density Residential Special, "R1-5(S)", Low Density Residential One Special, "R2-2", Low Density Residential Two and "R3", Medium Density Residential on those lands described as Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, as outlined in the report entitled "Keith Avenue & Pinellas Road, Chelmsford," from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021, subject to the following conditions:

1. That prior to the passing of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services;
2. That a holding provision be applied to the lands and that the holding provision not be removed from the lands until such time as the following items have been addressed:
 - a. That the owner has applied for and received all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;
 - b. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury;
 - c. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Feb 22, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 7, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

suitability of development to the satisfaction of Conservation Sudbury; and,

3. That the holding provision continue to permit only those residential land uses and accessory uses permitted in the standard “R1-5” Zone until Council has removed the holding provision.
4. That conditional approval shall lapse on April 13, 2023 unless Condition #1 above has been met or Council has granted an extension.

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the City’s Zoning By-law is an operational matter under the Planning Act to which the City is responding.

Report Summary

This report reviews an application for Zoning By-law Amendment that seeks to permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street (formerly Willow Crescent) and to the north of Keith Avenue in Chelmsford. The submitted Concept Plan depicts a total maximum yield of 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) should the land use permissions that are being sought utilized to the fullest extent.

The proposed rezoning requests to change the zoning classification on the subject lands from “R1-5”, Low Density Residential One to “R2-2”, Low Density Residential Two and “R2-3”, Low Density Residential Two, along with the retention of a north-easterly portion of the lands that are to remain “R1-5”, Low Density Residential One. The owner has not requested any site-specific relief. Staff in general has no concerns with the requested “R1-5” and “R2-2” zone categories, but are not able to support the requested “R2-3” zone category, as it would be an inappropriate use in this particular location. The “R2-3” Zone is applied only to those older sections of the Sudbury community that have traditionally smaller lots with limited off-street parking opportunities. However, staff is supportive of applying the standard “R3” Zone to those lands that the owner has requested to be zoned “R2-3” as the proposed land use (i.e. street townhouses) are a medium density residential use that is contemplated by the “R3” development standards.

Conservation Sudbury and Development Engineering are supportive of the rezoning application, provided that a holding provision is applied to the lands in order to address a number of issues that must be resolved prior to development occurring on the lands. Specifically, the following matters are to be addressed with the use of a holding provision:

1. That the owner prepare required materials, submit said materials for review and receive all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;
2. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury; and,
3. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury.

Staff is satisfied that the development proposal generally conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy

directions identified in the PPS. Staff also notes that the application conforms to and does not conflict with the Growth Plan for Northern Ontario.

The Planning Services Division is recommending approval of the application for Zoning By-law Amendment in accordance with the Resolution section of this report.

Financial Implications

If the rezoning is approved, staff estimates approximately \$220,000 in taxation revenue in the supplemental tax year only, based on the assumption of 3 single detached, 8 semi-detached, and 54 townhouse dwelling units at an estimated assessed value of \$400,000, \$300,000, and \$275,000 respectively per dwelling unit at the 2020 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this development would result in total development charges of approximately \$740,000 based on the assumption of 3 single detached, 8 semi-detached, and 54 townhouse dwelling units based on the rates in effect as of this report.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. Roads, water/wastewater linear pipes, etc).

Staff Report

Proposal:

The application for Zoning By-law Amendment seeks to permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street (formerly Willow Crescent) and to the north of Keith Avenue in Chelmsford. The submitted sketch depicts 65 residential dwelling units.

In order to accommodate the proposed residential uses, the proposed rezoning would change the zoning classification of the subject lands from "R1-5", Low Density Residential One to "R2-2", Low Density Residential Two and "R2-3", Low Density Residential Two, along with the retention of a north-easterly portion of the lands that are to remain "R1-5", Low Density Residential One. Staff noted during pre-consultation that the "R2-3" Zone is not appropriate in this setting given that the "R2-3" Zone was created specifically for and is intended to be used only in Sudbury's Downtown and older surrounding residential neighbourhoods. Staff therefore generally advises that the "R3", Medium Density Residential Zone would be most appropriate for the street townhouses that are being proposed. The policy contained in the City's Official Plan that resulted in the creation of the "R2-3" Zone is explained in detail further on in this report. The owner has not requested any site-specific relief.

The owner's agent submitted an application for pre-consultation that was considered by the Sudbury Planning Application Review Team (SPART) on April 5, 2017 (File # PC2017-038). The owner's agent met with staff following the SPART Meeting and has since returned their Pre-Consultation Understanding Agreement (PCUA) to the Planning Services Division. The owner's agent subsequently submitted a Zoning By-law Amendment application to the City for consideration. The owner has indicated to staff that they will not be submitting an application to amend an existing draft approved plan of subdivision on the lands at this time. SPART considered and provided comment and submission requirements for both a rezoning application and an application to amend the above noted and existing draft approved plan of subdivision.

The above noted application was submitted to the City on December 7, 2018, and was deemed complete on March 25, 2019, following the submission of additional required information. The application included the submission of a Concept Plan in support of the request to rezone the subject lands. Details with respect to the owner's public consultation strategy ahead of a public hearing at the Planning Committee was also provided.

Existing Zoning: "R1-5", Low Density Residential One

The "R1-5" Zone permits a bed and breakfast establishment having a maximum of two guest-rooms within a single-detached dwelling, a group home type 1 having a maximum of ten beds and within a single-detached dwelling, a private home daycare and a single-detached dwelling.

Requested Zoning: "R1-5", Low Density Residential One, "R2-2", Low Density Residential Two and "R2-3", Low Density Residential Two

The "R1-5" Zone permits a bed and breakfast establishment having a maximum of two guest rooms within a single-detached dwelling, a group home type 1 having a maximum of ten beds within a single-detached dwelling, a private home day care, and a single-detached dwelling. The "R2-2" Zone permits a duplex dwelling, linked dwelling, and semi-detached dwelling, as well as all uses permitted in the "R1-5" Zone. The "R2-3" Zone permits a multiple dwelling containing up to four dwelling units, a row dwelling containing up to four dwelling units, and a street townhouse, as well as all uses permitted in the "R2-2" Zone. The "R2-3" Zone contains development standards the specifically implement an Official Plan policy that pertains to recognizing older neighbourhoods in the community of Sudbury. The owner has not requested any site-specific relief.

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Location and Site Description:

The subject lands are generally bounded by Pinellas Road to the north, Keith Avenue to both the south and to the east and Edward Avenue to the west in the community of Chelmsford. The southerly portion of the lands that are to be rezoned have a total lot area of approximately 3.12 ha (7.71 acres) along with approximately two existing frontages along Keith Avenue measuring approximately 65.84 m (216.01 ft) on a westerly portion and 115.02 m (377.36 ft) along an easterly portion. The lands to be rezoned are presently vacant.

Surrounding Land Uses:

- North: Low density urban residential land uses with the predominant built-form being single-detached dwellings along Armand Crescent and Pinellas Road.
- East: Low density urban residential land uses with the predominant built-form being semi-detached dwellings along Keith Avenue and a large tract of vacant urban residential land.
- South: Low density urban residential land uses with the predominant built-form being semi-detached dwellings and duplex dwellings along Keith Avenue, a medium density residential development (i.e. Co-Operative D'Habitation Vallee Ouest) and a large tract of vacant urban land.
- West: Low density urban residential land uses with the pre-dominant built-form being single-detached dwellings along Edward Avenue, Chelmsford Community Centre and Arena to the north-west, and two public schools to the south-west.

The existing zoning and location map are attached to this report and together indicate the location of the lands subject to the Zoning By-law Amendment request, as well as the applicable zoning on other parcels of land in the immediate area.

Site photos depict the subject lands as viewed from Keith Avenue where Winnipeg Street would be constructed in order to provide access to the proposed residential development. Photos of the immediately surrounding residential area also illustrates the lower density urban residential nature of those lands situated to the east of Edward Avenue along both sides of Keith Avenue and along Armand Crescent.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands on March 25, 2019. The statutory Notice of Public Hearing dated March 4, 2021 was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands.

The owner and agent were also advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the application prior to the public hearing. Staff understands that the owner's agent hosted a public information session in 2019, which had many local residents in attendance. The owner's agent has also advised staff that they have fielded a number of phone calls from local residents that are generally supportive of the development proposal. There was no additional formal in-person public meetings or sessions held by the owner or their agent since this time due to the ongoing Covid-19 global pandemic.

At the time of writing this report, the Planning Services Division has received several phone calls seeking clarification on the development proposal as well as one letter.

Policy and Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision and site plans.

2020 Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the 2020 PPS. The following PPS policies are pertinent to the application for Zoning By-law Amendment:

1. With respect to Settlement Area policies, Section 1.1.3.1 outlines that settlement areas shall be the focus of growth and development;
2. Section 1.1.3.2 outlines that land use patterns within settlement areas shall have a mix of densities and land uses that efficiently use land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, are supportive of active transportation, are transit-supportive where transit is planned, exists or may be developed, and are freight-supportive;
3. Section 1.1.3.2 further outlines that land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment;
4. Section 1.1.3.3 outlines that intensification is to be promoted and opportunities for transit-supportive development, accommodating for a supply and range of housing options through intensification while taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities to accommodate needs are encouraged;
5. Section 1.1.3.4 outlines that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety;
6. Section 1.1.3.5 outlines that municipalities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions;
7. Section 1.1.3.6 outlines that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;
8. With respect to Housing Policies, Section 1.4 generally requires municipalities to provide for an appropriate range and mix of housing options and densities to meet projected requirements for current and future residents of the regional market area. This is to be achieved in part by maintaining at all times a three year supply of residential units with servicing capacity that are suitably zoned to facilitate residential intensification and redevelopment. This is also applicable to lands within draft approved or registered plans of subdivision;

9. Section 1.4.3 further outlines that municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - a) Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, as well as all types of residential intensification, including additional residential units, and redevelopment;
 - b) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed;
 - d) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
 - e) Establishing development standards for residential intensification, redevelopment and new residential development, which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and are satisfied that the application for Zoning By-law Amendment conforms to and does not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury:

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury.

The Living Area 1 land use designation includes residential areas that are fully serviced by municipal water and sewer and are to be the primary focus of residential development. Living Area 1 is seen as areas of primary focus for residential development given the desire to utilize existing sewer and water capacity and reduce the impacts of un-serviced rural development. New residential development must be compatible with the existing physical character of established neighborhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties in the City's Zoning By-law.

Section 3.2.1 of the City's Official Plan outlines that the Living Area 1 designation permits low density residential uses up to a maximum density of 36 units per hectare, medium density residential uses up to a maximum density of 90 units per hectare and high density residential uses up to a maximum density of 150 units per hectare. Medium density housing should be located in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas and community/recreational services. Medium density development is to be located where adequate servicing capacities exist along with a road system that can accommodate the growth. High-density residential development is permitted only in the community of Sudbury.

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Section 2.3.2 notes that the subject lands are within both a Settlement Area and the City's Built Boundary as delineated in Schedule 3 – Settlement Area and Built Boundary. Settlement Area land use patterns are to be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Intensification and development within the Built Boundary is to be encouraged, while development outside of the Built Boundary may be considered in accordance with the policies of the Official Plan.

Section 3.2.1(6) of the City's Official Plan specifically outlines those matters to be reviewed when considering applications to rezone lands within the Living Area 1 designation:

- a) The site is suitable in terms of size and shape to accommodate the proposed density and built form;
- b) The proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks and the location of parking and amenity areas;
- c) Adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d) The impact of traffic on local streets is minimal.

Section 3.2.1(7) of the City's Official Plan notes that a historical pattern of residential development around the Downtown and older sections of the Sudbury community are to be recognized in the City's implementing Zoning By-law. These areas are characterized by a mixture of dwelling types on small lots often with limited off-street parking availability. The applicable zoning in these areas is also intended to facilitate infilling and redevelopment that is compatible with the existing character of these residential areas. Staff advises that this policy was implemented in the City's Zoning By-law through the introduction of the "R2-3" Zone, which has been applied only to those older sections of the Sudbury community that have traditionally smaller lots with limited off-street parking opportunities. The "R2-3" Zone also includes flexibilities that allow for infill and redevelopment to be facilitated in older residential areas that are situated within the community of Sudbury. This policy is discussed in further detail later in this report.

Section 2.3.3 of the Official Plan generally acknowledges that intensification of a property at a higher density than what currently exists through the development of vacant or underutilized lots is encouraged throughout the City. Intensification is considered to be essential to completing communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods. The key to intensification is to ensure that it occurs in a context sensitive manner. Intensification must be compatible with and reinforced the existing and planned character of an area.

Specifically, Section 2.3.3 includes the following applicable intensification policies:

- 1. All forms of intensification are encouraged in accordance with the policies of the Official Plan;
- 2. The City will aim to accommodate 20% of future residential growth and development through intensification within the Built Boundary;
- 3. Large scale intensification and development is permitted in strategic core areas such as the Downtown, Regional Centres and major public institutions, in accordance with the policies of the Official Plan;
- 4. Medium scale intensification and development is permitted in Town Centres and Mixed Use Commercial corridors, in accordance with the policies of the Official Plan;

5. Intensification and development is permitted in established Living Area 1 lands, in accordance with the policies of the Official Plan;
6. Intensification will be encouraged on sites that are no longer viable for the purpose for which they were intended such as former commercial, industrial and institutional sites. It will also be encouraged where the present use is maintained but the addition of residential uses can be added in a complementary manner;
7. Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities;
8. Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal;
9. The following criteria, amongst other matters, may be used to evaluate applications for intensification:
 - a. The suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
 - b. The compatibility proposed development on the existing and planned character of the area;
 - c. The provision of on -site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
 - d. The availability of existing and planned infrastructure and public service facilities;
 - e. The provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
 - f. The impact of traffic generated by the proposed development on the road network and surrounding land uses;
 - g. The availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
 - h. The level of sun -shadowing and wind impact on the surrounding public realm;
 - i. Impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;
 - j. The relationship between the proposed development and any natural or man-made hazards;
 - k. The provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act. Where applicable, applications for intensification of difficult sites may be subject to Section 19.7; and,
 - l. Residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Section 17.2.1 of the City's Official Plan generally encourages diversity in housing types and forms. Specifically, in order to encourage a greater mix of housing types and tenures it is the policy of the City's Official Plan:

- a. To encourage a wide range of housing types and forms suitable to meet the housing needs of all current and future residents;
- b. To encourage production of smaller (i.e. one and two bedroom) units to accommodate the growing number of smaller households;

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- c. To promote a range of housing types suitable to the needs of senior citizens;
- d. Discourage downzoning to support increased diversity of housing options; and,
- e. Support new development that is planned, designated, zoned and designed in a manner that contributes to creating complete communities designed to have a mix of land uses, supportive of transit development, the provision of a full range of housing including affordable housing, inclusive of all ages and abilities, and meet the daily and lifetime needs of all residents.

Section 19.5.4 of the City's Official Plan permits the passing of amending zoning by-law under Section 36 of the Planning Act that contains a holding provision in order to specify which lands, buildings and structures may be developed at some point in the future. Specifically, a holding provision may be utilized for the following purposes:

- 1. When certain details of development have not yet been determined, or where certain conditions of development have not yet been met such as, but not limited to, development or servicing agreements with the City;
- 2. When the level of community services and/or infrastructure is not yet adequate to support the proposed use;
- 3. Where environmental conditions or constraints temporarily preclude development or redevelopment; and/or,
- 4. Where required studies have not yet been approved by the City.

Zoning By-law 2010-100Z:

The owner is requesting that the subject lands be rezoned to "R2-2", Low Density Residential Two and "R2-3", Low Density Residential Two, along with the retention of a north-easterly portion of the lands that are to remain "R1-5", Low Density Residential One in order to permit a mix of single-detached, semi-detached and street-townhouse dwellings fronting Winnipeg Street (formerly Willow Crescent) and to the north of Keith Avenue in Chelmsford. The development proposal would total a maximum yield of 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) should the land use permissions that are being sought utilized to the fullest extent.

Draft Approved Plan of Subdivision:

The lands are also the subject of a draft approved plan of subdivision (i.e. Bonaventure Subdivision) that was approved initially by Council on November 25, 2010 (File # 780-5/10001). The draft approval consists of 83 low density urban residential lots and no lots have been registered at the time of writing this report. The lots are to be accessed from Pinellas Road to the north and Keith Avenue to the south. The owner has opted not to request an amendment to the existing draft approval that is set to lapse on November 25, 2021. The owner is advised that the rezoning application does not act to extend the above noted lapsing date associated with the draft approved plan of subdivision that is applicable to the entirety of the owner's land.

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Part Lot Control:

The owner's agent has advised staff they that intend on applying for an exemption from the part lot control provisions of the Planning Act at a later date in order to alter the existing lot fabric described as being Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C on Registered Plan M-1058. The alterations to the existing lot fabric would arrange the lands to be rezoned into lots and blocks that are suitable for the residential development that is being proposed. The above noted part lot control provisions are generally established under Section 50(5) of the Planning Act, while Section 50(7) enables a municipality to pass a by-law exempting part lot control from all or part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot without requiring approval from the City's Consent Official. Staff would also note that if required Section 50(7.4) of the Planning Act would allow for an extension to the two-year period.

Department/Agency Review:

The application, including relevant accompanying materials, was circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application and to inform and identify appropriate development standards in an amending zoning by-law should the application be approved.

During the review of the proposal, comments provided by circulated agencies and departments included the following:

Active Transportation, Building Services, the City's Drainage Section, Fire Services, Operations, Roads, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Conservation Sudbury is supportive of the rezoning, provided that a holding provision is applied to the lands and that said holding provision shall not be removed until the following requirements are satisfied. In particular, the conditions for removing the recommended holding provision would be as follows:

1. That a lot grading plan be provided that demonstrates that all proposed structures in the floodplain be flood-proofed to the satisfaction of Conservation Sudbury;
2. That all lots demonstrate safe access/egress to the satisfaction of Conservation Sudbury;
3. That any required fill in the floodplain be demonstrated to not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury;
4. That a storm-water management plan, including both quantitative and qualitative analyses be provided to the satisfaction of Conservation Sudbury. This storm-water management plan must demonstrate no net increase in flows out-letting in the natural system;
5. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required to the satisfaction of Conservation Sudbury that demonstrates the lands are suitable for development;
6. That a sediment and erosion control plan be provided to the satisfaction of Conservation Sudbury; and,
7. That a permit pursuant to Section 28 of the [Conservation Authorities Act](#) must be obtained.

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Development Engineering notes that there are approved construction drawings for the Bonaventure development, which date December 12, 2014. These construction drawings have not been updated to reflect the proposed changes to the lot fabric that would occur should the rezoning be approved. Development Engineering also notes that several of the proposed new street townhouse blocks as shown on the submitted Concept Plan would have approved municipal infrastructure passing through them. Development Engineering advises that the approved construction drawings and the existing lot fabric will need to be amended in order to accommodate the proposed development. The existing lot fabric and the approved construction drawings are not presently compatible and a holding provision should be placed on the lands until the above noted issues are properly addressed.

Transportation and Innovation notes that the rezoning proposes to permit semi-detached dwellings on the north-west and north-east “bulbed-out” corners along Winnipeg Street. The development of semi-detached dwellings on said “bulbed-out” corners or cul-de-sacs will result in a large percentage of the public road frontage being driveway access entrances. This arrangement is challenging for snowplowing operations, as there will be limited area for snow storage. In addition, the reduced available public road frontage limits the availability of on-street visitor parking which increases the demand for short-term parking on the remaining portion of Winnipeg Street. Transportation and Innovation recommends that only single-detached dwellings be permitted on these “bulbed-out” lots in the north-west and north-east corners of Winnipeg Street.

Planning Analysis:

The 2020 PPS, the 2011 Growth Plan, and the City of Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application with respect to the applicable policies, including issues raised through agency and department circulation.

The proposed rezoning is consistent with the PPS for the following reasons:

1. The community of Chelmsford is an identified settlement area in the City’s Official Plan. The proposed rezoning to permit the development of 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) would represent an improved mix of residential use and built-form permissions in this part of Chelmsford and should be promoted and is considered to be good land use planning. Staff would note however that the range of permitted residential uses and built-forms requires some restrictions given those comments received from Traffic and Innovation as it relates to semi-detached dwelling fronting “corner bulbs.” These concerns are addressed later in this report;
2. Staff is of the opinion that the proposed development contributes positively to improving the mix of densities and land uses that would be permitted in this particular area along Keith Avenue and future Winnipeg Street in the community of Chelmsford. Staff notes that the lands are generally capable of being serviced with municipal water and sanitary sewer from Keith Avenue. Access to public transportation via GOVA is available to the west along Edward Avenue (i.e. Route 104 – Azilda/Chelmsford), which provides direct route access to both the Chelmsford Community Hub and the Downtown Hub. Active transportation is also an option as there is an existing sidewalk along Keith Avenue providing a pedestrian connection to Edward Avenue to the west. Edward Avenue also has a sidewalk providing a further pedestrian connection opportunity to Highway #144 to the south of the lands. There are also a number of public open space and community facilities (e.g. Chelmsford Community Centre & Arena) that can be accessed through active transportation infrastructure that exists in the general area. Staff is of the opinion that the proposed rezoning will result in a good intensified use of the subject lands from a good land use planning perspective;

3. Staff is of the opinion that the application to rezone the lands will improve the possible mix of land use patterns in the general area and will serve to encourage and provide for increased housing opportunities in terms of promoting the intensification of a vacant and therefore underutilized lot located within the Chelmsford settlement area;
4. Staff is supportive of the opportunity for residential intensification and has noted above that public transportation is located in close proximity to the subject lands. The proposed residential intensification in this instance would facilitate the development of up to 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, and 54 street townhouse dwellings) should the proposed rezoning be approved and utilized to the fullest extent by the owner. Staff is satisfied that the proposed and resulting mix of urban residential uses and built-forms be reasonably accommodated on the lands with minimal disruption to abutting residential land uses. Suitable municipal infrastructure is also generally available subject to appropriate extensions and connections being made and staff would therefore encourage intensification in this location;
5. Staff is of the opinion that appropriate development standards can be achieved through the rezoning process that facilitates good and reasonable intensification that encourages a compact built-form, while avoiding or mitigating risks to public health and safety. Specifically, the amending zoning by-law should apply "R1-5", "R2-2" and "R3" zoning to the lands without any site-specific relief being required or necessary given the site context. Staff is therefore satisfied that this particular mix of permitted residential uses and built-forms is well suited for the lands. Further to this, the "R1-5", "R2-2" and "R3" Zones that are being recommended by staff will ensure that the resulting development is reasonably accommodated and not out of character or excessive in nature given the site context;
6. Staff notes that the subject lands are surrounded by and adjacent to an existing and built-up urban residential area. It is further noted that the lands are also within the City's existing built-boundary. Staff is therefore of the opinion that together the proposed rezoning would facilitate and encourage the possibility of development proceeding in this area with a more compact built-form having a mix of urban residential uses at a density that will utilize the subject lands efficiently from a land, infrastructure and public service facilities perspective. Staff would also generally note that the development proposal will contribute positively to minimum targets for intensification and redevelopment within built-up areas that are identified in the City's Official Plan;
7. With respect to housing policies in the PPS, staff advises that in general the development proposal would contribute positively to the City's range and mix of housing options and densities to meet projected requirements for both current and future residents in Chelmsford. The proposed development would also continue to contribute positively to the City's required minimum three year supply of residential units with servicing capacity that are suitably zoned to facilitate residential intensification and redevelopment; and,
8. More specifically, staff would note the following with respect to housing policies:
 - a) The proposed mix of urban residential land uses and built-forms would in general provide for an expanded range and potentially mix of housing options and densities in the community of Chelmsford. Staff is satisfied that no negative impacts would be generated should the rezoning be approved from a social, health, economic and well-being perspective in terms of those current and future residents living in the local community;
 - b) Staff is generally supportive of the proposed residential intensification and inclusion of semi-detached dwellings and street townhouses as permitted uses in addition to single-detached dwellings. The mix of residential uses and built-forms that would be permitted is not considered to be excessive from the perspective of balancing intensification opportunities against ensuring that there are no disruptions to the existing character of this particular urban residential neighbourhood in this part of Chelmsford;

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- c) Staff is satisfied through their review and circulation of the rezoning application that the proposed 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) can and should be appropriately directed to the subject lands as appropriate levels of municipal infrastructure (i.e. sanitary sewer and water infrastructure, public transportation, etc.) are presently available;
- d) Staff is of the opinion that the development proposal would generally result in the efficient use of land and available municipal infrastructure. It is also noted that the improved housing options in this area would positively contribute to and encourage the use of public transportation in the immediate area;
- e) Staff notes that there are at present no identified issues with respect to prioritization of intensification in the immediate area. Staff would further note that the development proposal would not negatively impact other intensification opportunities that may exist in the area; and,
- f) Staff is satisfied that appropriate development standards contained within the existing standard "R1-5", "R2-2" and "R3" Zones can be utilized in an amending zoning by-law to accommodate the proposed development of the subject lands without negatively affecting the cost of housing and the existing character of the area. No negative impacts on public health and safety were identified through the review and circulation of the rezoning application.

Staff in general has no concerns with respect to the proposed rezoning conforming to the applicable policies in the Official Plan for the City of Greater Sudbury. Those policies relevant to the development proposal that would permit 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling and 54 street townhouse dwellings) are discussed below.

With respect to general Living Area 1 policies in the Official Plan that are applicable to the subject lands, staff notes that the proposed 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) would yield an overall site density of approximately 21 residential dwelling units per hectare, which is permitted and within the threshold of those low density residential policies set out and permitted in the City's Official Plan.

Staff notes that the lands have frontage on a Local Road (i.e. Keith Avenue) and are directly connected to a Collector Road (i.e. Edward Avenue). It is further noted that Winnipeg Street would be considered to be a Local Road once constructed. The nearest bus stop to the lands is situated approximately 68 m (223.10 ft) to the west on Edward Avenue. The lands are also situated in close proximity at a distance of approximately 400 m (1,312.34 ft) to a Provincial Highway (i.e. Highway #144) that provides further direct access to public transportation options. Staff is of the opinion that sufficient open space areas and community/recreational activities are also available in the general area of the subject lands. Staff notes that the lands are capable of being serviced by municipal water and sanitary sewer infrastructure. It should be noted however that Development Engineering has provided comments that construction drawings will need to be reconsidered and subsequently approved for the proposed development as the Concept Plan currently shows lots and blocks having approved municipal infrastructure passing through them.

Staff further notes that the subject lands are identified as being located within the Chelmsford Settlement Area and Built Boundary as delineated in Schedule 3 – Settlement Area and Built Boundary to the City's Official Plan. Staff advises that the proposed 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings) represents an opportunity to make efficient use of existing urban land supply and planned or available municipal infrastructure and other services that are already provided for within the City's Settlement Area and Built Boundary. Staff is further satisfied that no site-specific development standards would appear to be required in order to accommodate the proposed intensified residential land uses.

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With respect to applicable intensification policies set out under Section 2.3.3 of the Official Plan, staff has the following comments:

1. Staff notes that in general all forms of residential intensification are encouraged in the City's Official Plan. Staff further advises in this instance that the subject lands form a vacant and underutilized lot in the middle of a built-up urban residential environment. Provided that appropriate development standards (i.e. "R1-5", "R2-2" and "R3" and not "R2-3") are applied to the lands, staff is of the opinion that this form of residential intensification can be reasonably accommodated on the subject lands;
2. Staff advises that the development proposal would contribute positively to the City's aim of accommodating 20% of all future residential growth and development through intensification within the Built Boundary. Staff from the City's Development Approvals Section has also confirmed with Community and Strategic Planning staff that the proposed development would constitute development within the Built Boundary as these vacant lands are entirely surrounded by a built-up urban residential environment;
3. Staff advises that the development proposal does not amount to large or medium scale intensification that would be otherwise directed to strategic core areas, such as the Downtown of Town Centre land use designations. The lands are however designated Living Area 1 and it is noted that intensification is permitted within this land use designation; and,
4. Staff in general has no concerns with respect to the proposed intensification in terms of compatibility with the existing and planned character of the area. Additionally, staff has no concerns regarding the size and shape of the lots and blocks, or the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the development proposal that would facilitate construction of up to 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, 54 street townhouse dwellings).

In particular, with respect to applicable criteria set out in Section 2.3.3 that are to be considered when evaluating applications that propose intensification, staff has the following comments:

1. Staff is generally of the opinion that the subject lands are of sufficient size and shape to accommodate up to a maximum of 65 urban residential dwelling units (i.e. 3 single-detached dwellings, 8 semi-detached dwelling, and 54 street townhouse dwellings). Staff notes that the owner is not requesting any site-specific development standards in order to accommodate the above noted development on the lands. Staff is satisfied that the Concept Plan demonstrates that the proposed development can be situated on the lands without requiring any site-specific relief that may cause or introduce conflict between land uses in the area. Staff can also advise that circulated agencies and departments identified no concerns with respect to topography during the review of the rezoning application. In addition, with respect to drainage the City's Drainage Section has reviewed the rezoning application and has advised that they have no concerns with the development proposal. Building Services has also reviewed the rezoning application and has not identified any concerns with respect to soil conditions on the subject lands;
2. Staff has noted in this report that the subject lands are generally surrounded by a mix of urban residential built forms and lower residential densities in this particular area of Chelmsford. The introduction of street-townhouses in particular to the area is considered compatible with the existing residential character of the area and an appropriate transition between existing lower density residential uses (e.g. single-detached and semi-detached dwellings). Medium density built forms such as street-townhouses can be achieved through applying the appropriate development standards contained in the "R3" Zone, as well as those general provisions that require planting strips between said types of residential land uses. It is on this basis that staff are satisfied that the development proposal would not present any compatibility issues with respect to the existing and planned residential character that exists along Keith Avenue and Armand Crescent;

3. Staff is satisfied that the lands are capable of providing adequate on-site landscaping, fencing, planting and other measures that will have the effect of lessened any impacts that the development proposal would have on abutting properties or the existing urban residential character that exists along surrounding local streets. Staff would note however that the above opinion is based upon the street townhouses being zoned “R3” which properly contemplates the interface between lower density (e.g. “R1-5” & “R2-2”) and medium density residential land uses in terms of minimum lot areas, minimum yard setbacks, planting strips, fencing, and so on;
4. After reviewing the rezoning application, Development Engineering notes that the lands are capable of being serviced with municipal water and sanitary sewer infrastructure from Keith Avenue. While further design and construction work is required to be completed by the owner in order to provide municipal water and sanitary sewer, municipal infrastructure is to be considered available and planned to service the lands. Development Engineering has noted that there are approved construction drawings that would facilitate urban residential development that is in keeping with the draft approved plan of subdivision (i.e. Bonaventure Subdivision); however, these approved construction drawings do not contemplate the proposed changes to the range of permitted uses and the lots/blocks that are depicted on the Concept Plan that was submitted in support of the proposed rezoning. Development Engineering is supportive of the proposed rezoning provided that a holding provision is utilized in order to ensure the lands are properly serviced with municipal water and sanitary sewer infrastructure;
5. Staff notes that the development proposal would involve the construction of a local road (i.e. Winnipeg Street) that is depicted on Plan M-1058, which was registered on August 3, 1977. Staff is of the opinion that the land uses proposed will be capable of providing adequate ingress and egress in terms of driveway entrances onto Winnipeg Street. It is further anticipated that appropriate off-street parking will be provided for each of the residential dwelling units as required under Part 5 – Parking Provisions of the City’s Zoning By-law. For clarity purposes, single-detached, semi-detached and street-townhouse dwellings are required to provide one parking space per dwelling unit located outside of the required front yard. The owner has not requested any site-specific relief as it relates to parking provisions. Staff also has no concerns with safe and convenient vehicular circulation that would be facilitated along Winnipeg Street and other surrounding local streets;
6. Roads, Traffic and Innovation reviewed the rezoning application and did not express any concerns with respect to any negative impacts related to the traffic that would be generated by the proposed development on the local road network and surrounding land uses. Traffic and Innovation did provide comments that they are unable to support the proposed semi-detached dwelling lots and the “bulbed-out” corners as shown on the Concept Plan. Staff would note however that these semi-detached dwelling lots do appear to exceed the minimum lot frontage that is required for this type of built-form in the standard “R2-2” Zone. Staff would encourage the owner to consider the comments provided by Traffic and Innovation and comply with the minimum lot frontage development standard accordingly. The above is discussed in further detail later in this report;
7. As noted previously in this report, the lands are well accessed by public transportation to the west as GOVA is available to the west along Edward Avenue (i.e. Route 104 – Azilda/Chelmsford), which provides direct route access to both the Chelmsford Community Hub and the Downtown Hub. As mentioned earlier, that the nearest transit stop is situated approximately 68 m (223.10 ft) to the west on Edward Avenue. There is also an existing sidewalk along the north side of Keith Avenue providing an existing active transportation link to Edward Avenue and out toward Highway #144 to the south of the lands;

8. Staff does not anticipate that any negative sun-shadowing and/or uncomfortable wind conditions would be generated on surrounding streets, parks and open spaces should the proposed rezoning be approved. It is noted that the proposed buildings would each be permitted to have a maximum height of 11 m (36.09 ft) as per the recommended "R1-5", "R2-2" and "R3" Zone standards and sun-shadowing and/or uncomfortable wind conditions are not normally associated with buildings of this particular height;
9. In their review of the application, staff did not identify any areas of concern with respect to negative impacts of the development proposal on surrounding natural features and areas and cultural heritage resources;
10. Staff has no concerns with respect to the relationship between the proposed development and any nearby-identified natural or manufactured hazards. Conservation Sudbury has reviewed the proposed rezoning and are supportive of the request, provided that a number of items are addressed prior to development by the owner. The owner is also specifically advised that development of the lands will require a permit pursuant to Section 28 of the Conservation Authorities Act as the lands are situated with a floodplain and development is regulated under Ontario. Staff is however recommending that several items be included in the holding provision in order to ensure that the lands develop in a manner that does not pose any risks to human life, health and safety. To clarify, this would be a necessary approach because the owner is wishing to utilize part lot control to adjust the lot fabric of the underlying registered plan of subdivision (i.e. Plan M-1058) in order to proceed to construction versus utilizing the more recent draft approved plan of subdivision conditions (i.e. Bonaventure Subdivision) that are applicable on the entirety of the lands;
11. There are no facilities, services or other matters associated with the development proposal that are subject to Section 37 of the Planning Act; and,
12. Staff generally concludes and would advise that the proposed residential intensification along Winnipeg Street would balance the concerns of the local community with the identified need for providing opportunities for residential intensification in the community of Chelmsford.

With respect to housing policies established under Section 17.0 of the Official Plan, staff notes that in general the development proposal would contribute positively to the range of housing types and forms available to both current and future residents of Chelmsford. Staff also understands that the proposed semi-detached dwellings and street townhouse dwellings could potentially offer and provide for a range of smaller (i.e. two bedroom) units that are capable of accommodating smaller households. Staff notes that future owners may utilize the City's secondary dwelling unit permissions to increase the range of housing options even further. The development proposal may also positively contribute to and provide for an additional housing option for senior citizens living in Chelmsford. Staff also advises that the proposed rezoning does not amount to a down-zoning of the subject lands. Staff is supportive of the rezoning from a housing perspective on the basis that it would contribute positively to the notion of creating complete communities designed to have a mix of land uses that are supportive of transit development and that offer the opportunity for providing affordable housing to people of all ages and abilities.

Staff is therefore of the opinion that the proposed rezoning conforms to the Official Plan for the City of Greater Sudbury.

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The owner is requesting that the lands be rezoned from “R1-5”, Low Density Residential One to “R2-2”, Low Density Residential Two and “R2-3”, Low Density Residential Two, along with the retention of a north-easterly portion of the lands that are to remain “R1-5”, Low Density Residential One. As has been mentioned previously in this report, no site-specific relief has been requested by the owner and as such, development of the lands is expected to occur in compliance with the zoning that would be applicable to the lands should the application be approved. Staff in general has no concerns with the requested “R1-5” and “R2-2” zone categories, but are not able to support the requested “R2-3” zone category, as it would be an inappropriate use in this particular location.

With respect to the lots depicted on the Concept Plan that are to be rezoned to “R1-5” and “R2-2” would generally each appear to comply with applicable minimum lot area, minimum lot frontage and minimum lot depth development standards. Staff notes that a special provision relating to a reduced minimum lot frontage for Lot 94 on Registered Plan M-1058 of approximately 15 m (50 ft) whereas a corner lot here would require 17 m (55.77 ft) is required should be included in the amending zoning by-law. Lot 94 on Registered Plan M-1058 is also slightly under from a minimum lot area perspective. The special provisions required for Lot 94 on Registered Plan M-1058 can be confirmed through the registered survey plan that will be required in order to prepare an amending zoning by-law for the lands. It is noted that this lot would be undersized from the perspective of constructing a semi-detached dwelling.

In particular, staff also notes that the proposed “R2-2” lots on the “bulbed-out” corners exceeds the minimum lot frontage and minimum lot area requirements should either a single-detached dwelling or semi-detached dwelling be constructed on these lots. Further to this, at the street-line each of the “bulbed-out” lots exceed the lot line length requirements at the street-line of Winnipeg Street. Staff do however remind the owner of the comments provided from Traffic and Innovation and note that compliance with the minimum development standards of the “R2-2” Zone are of importance given the snow clearing and storage demands that these types of urban residential lots generate.

With respect to the requested “R2-3” Zone, staff are however able to support applying the “R3” Zone to these lands which would allow for a range of both low and medium density urban residential land uses. Staff would again reiterate that the “R2-3” Zone was created and directly informed by an Official Plan policy, which recognizes and implements development standards that are to be utilized in the older residential neighbourhoods in the community of Sudbury. The “R3” Zone also properly contemplates the transitioning that is appropriate between lower and medium density land uses. For instance, staff would draw attention to Section 4.15.4 a) ii) which requires that a 3 m (9.84 ft) wide planting strip be provided where a lot zoned “R3” abuts a lot zoned “R1” (i.e. “R1-1” through “R1-5”) or “R2” (i.e. “R2-1” through “R2-3”).

This development standard ensures that an appropriate level of privacy buffering and open space is provided between low and medium density built-forms. The width of said planting strip can be reduced to 1.8 m (5.91 ft) where a planting strip contains an opaque wall or opaque fence having a height of 1.5 m (4.92 ft). Staff would therefore advise that rezoning the portion of the lands that would permit medium density residential uses be zoned “R3” and not “R2-3” in order to ensure that the best possible land use planning compatibility between densities is achieved.

Staff is also recommending that the lands be zoned with a holding provision in order to address comments received by Conservation Sudbury and Development Engineering. Prior to filing the rezoning application, the owner’s agent has consulted with staff on this approach and staff advised that a holding provision could be supported as it would still act to ensure that these urban residential lands develop in an orderly manner. Specifically, the proposed holding provision would be in place and could not be removed from the lands until the following matters are addressed:

1. That the owner prepare required materials, submit said materials for review and receive all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;

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2. That the owner demonstrate that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury; and,
3. That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury.

Staff notes that the timing of the application to exempt the lands from part lot control will largely depend on the owner's progress with the above noted matters. It is not necessary however to require any part lot control approvals as part of the holding provision. Therefore, the owner is cautioned that an application for exemption from part lot control should be prepared in a manner that is complementary to the timing of construction and the above noted matters having been addressed that would allow the holding provision to be removed from the lands.

Staff also notes that a registered survey plan will be required in order to prepare the amending zoning by-law, as the resulting lot fabric would permit a mix of urban residential land uses that differs from the current legal description of the lands being Lots 64-95, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour.

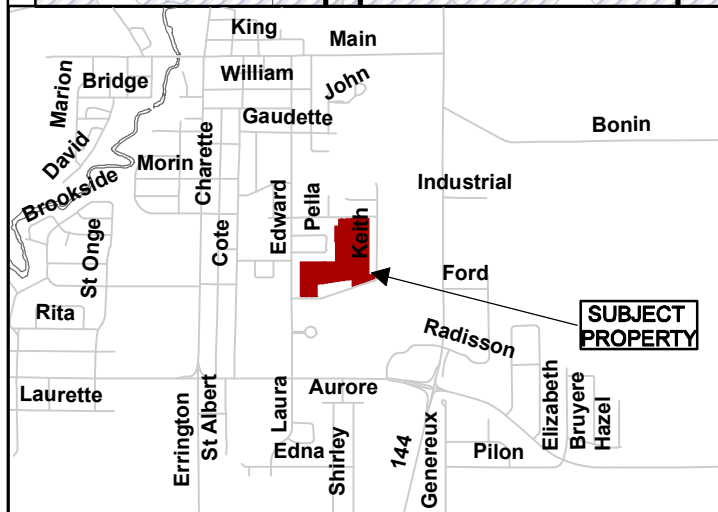
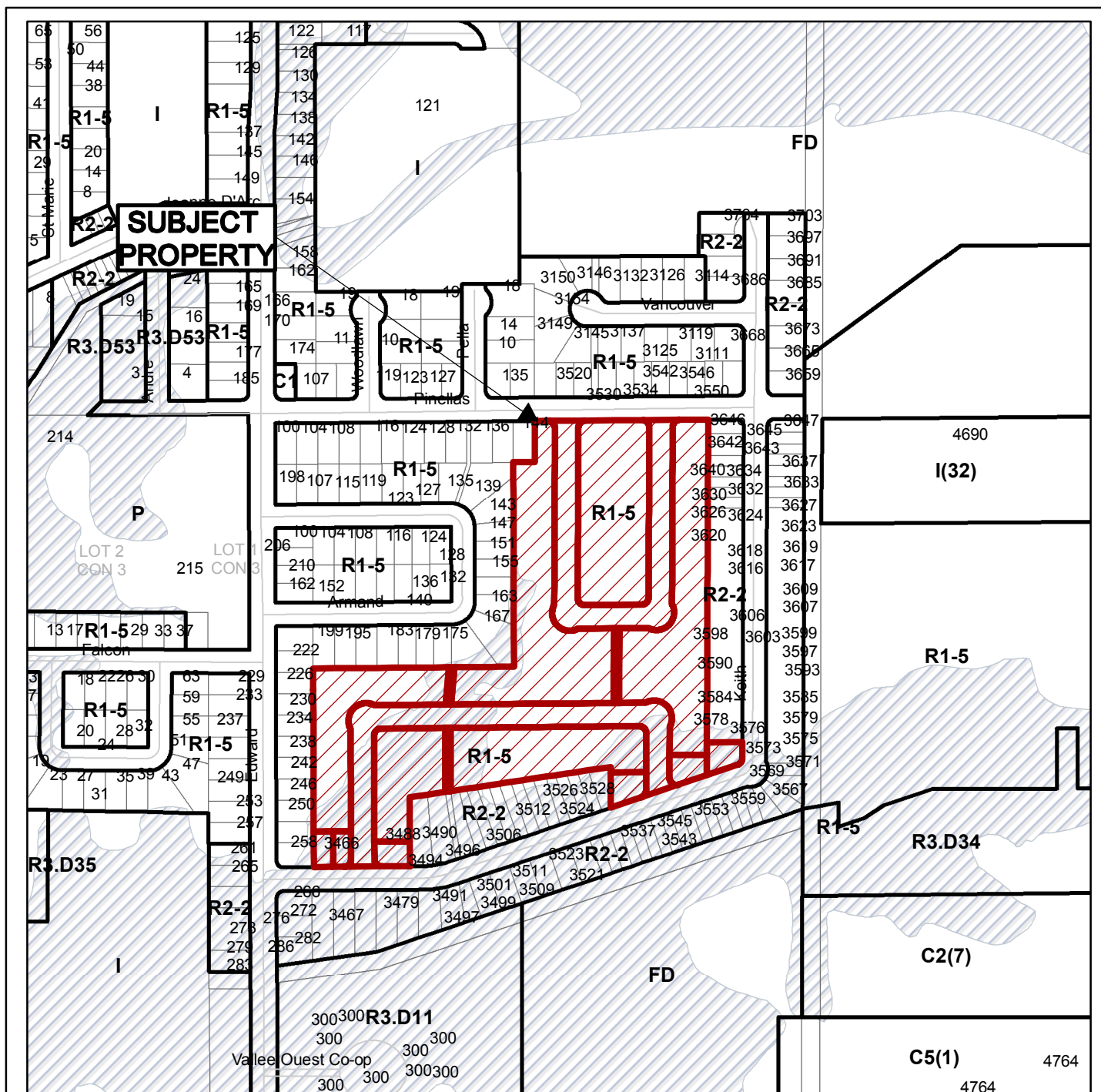
Conclusion:

Staff has reviewed the development proposal and is generally satisfied that it conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the application conforms to and does not conflict with the Growth Plan for Northern Ontario.

The following are the principles of the proposed and recommended site-specific amending zoning by-law:

1. That the lands be rezoned to "R1-5", Low Density Residential One to "R1-5", Low Density Residential Special, "R1-5(S)", Low Density Residential One Special, "R2-2", Low Density Residential Two and "R3", Medium Density Residential;
2. That the only site-specific relief provided be on those lands legally described as being Lot 94 on Registered Plan M-1058 and that said lands be zoned "R1-5(S)" in order to allow for a reduced minimum corner lot frontage and minimum lot area;
3. That a holding provision be utilized in order to ensure that prior to development:
 - a) That the owner prepares required materials, submit said materials for review and receive all final approvals related to development of the lots and the construction of Winnipeg Street, including but not limited to erosion and sediment control, lot grading, municipal infrastructure and servicing, and storm-water management all to the satisfaction of the General Manager of Growth and Infrastructure;
 - b) That the owner demonstrates that any fill to be placed in the floodplain will not negatively impact the flood retention capacity nor cause flooding impacts downstream to the satisfaction of Conservation Sudbury; and,
 - c) That a qualified professional identify the extent of any wetland on the subject parcels. Should it be determined that wetland exists, the submission of a geotechnical report is required demonstrating the suitability of development to the satisfaction of Conservation Sudbury.

The Planning Services Division therefore recommends approval of the application for Zoning By-law Amendment in accordance with the Resolution section of this report.



Growth and Infrastructure Department

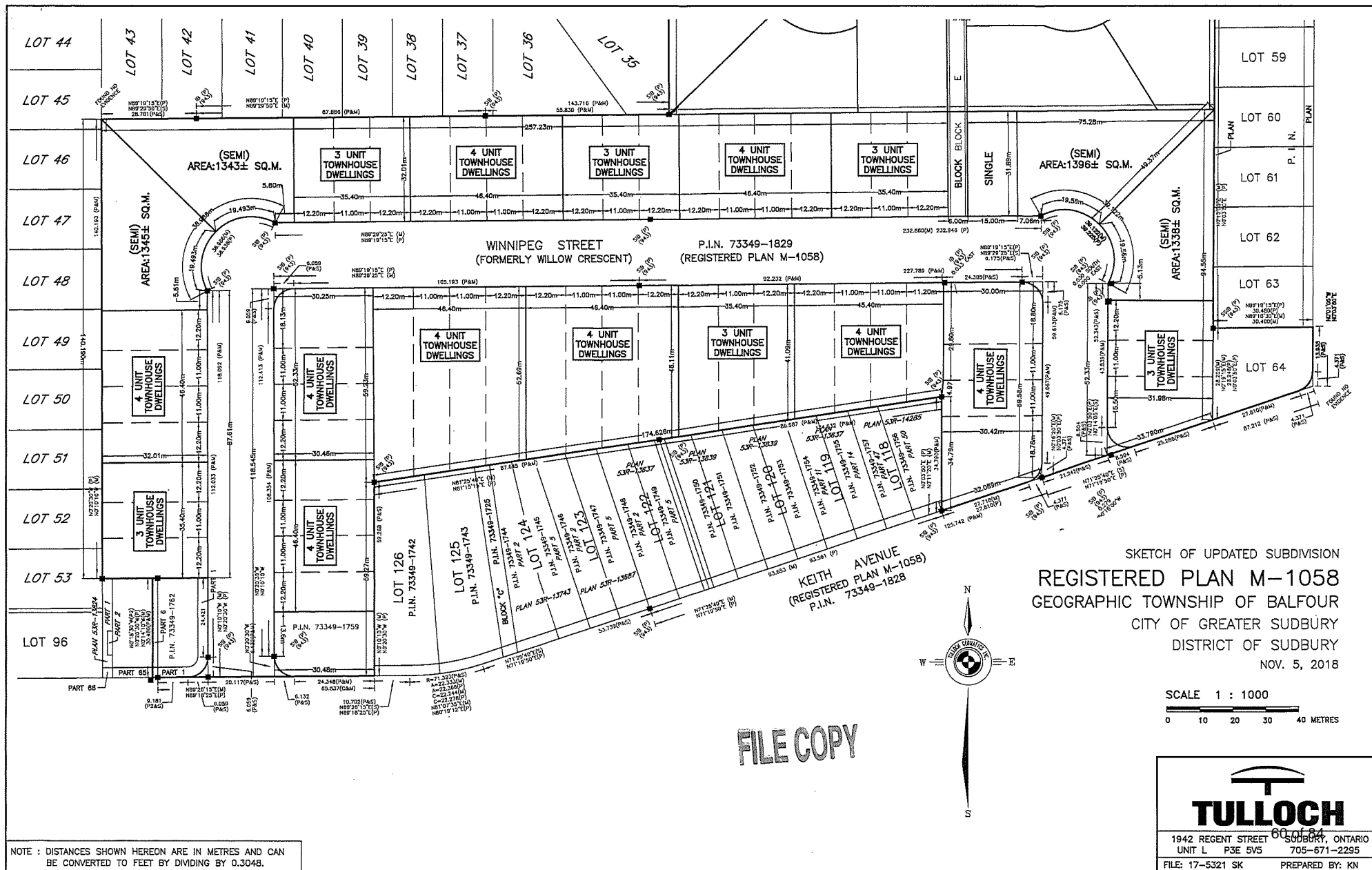
Subject Property being Lots 64-95, 97-117, 127-175, Blocks D, E, & part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour, Pinellas Road and Keith Avenue, Chelmsford, City of Greater Sudbury

NTS

Sketch 1

751-5/18-5

Date: 2018 12 11



DRAFT PLAN OF SUBDIVISION
LOTS 64 TO 93 INCLUSIVE,
LOTS 97 TO 117 INCLUSIVE AND
PART OF LOT 94
REGISTERED PLAN M-1058
GEOGRAPHIC TOWNSHIP OF BLAFOUR
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:500
0 5 10 15 20 METRES

TULLOCH GEOMATICS INC., O.L.S.
2020

OWNER:
BONAVENTURE DEVELOPMENT COMPANY LIMITED
100 RABBITON ST.
CHELMSFORD, ONTARIO
P0M 1L0

OWNER'S CERTIFICATE:
I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS
PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE
CITY OF GREATER SUDBURY.
DATE June 2, 2020 RON BELANGER - PRESIDENT
BONAVENTURE DEVELOPMENTS (CO. LTD.)

ONTARIO LAND SURVEYOR:
TERRY DEL BOSCO, O.L.S.
1942 REGENT STREET, UNIT L
SUDBURY, ONTARIO
P3E 5V5

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE June 2, 2020 TERRY DEL BOSCO, O.L.S.

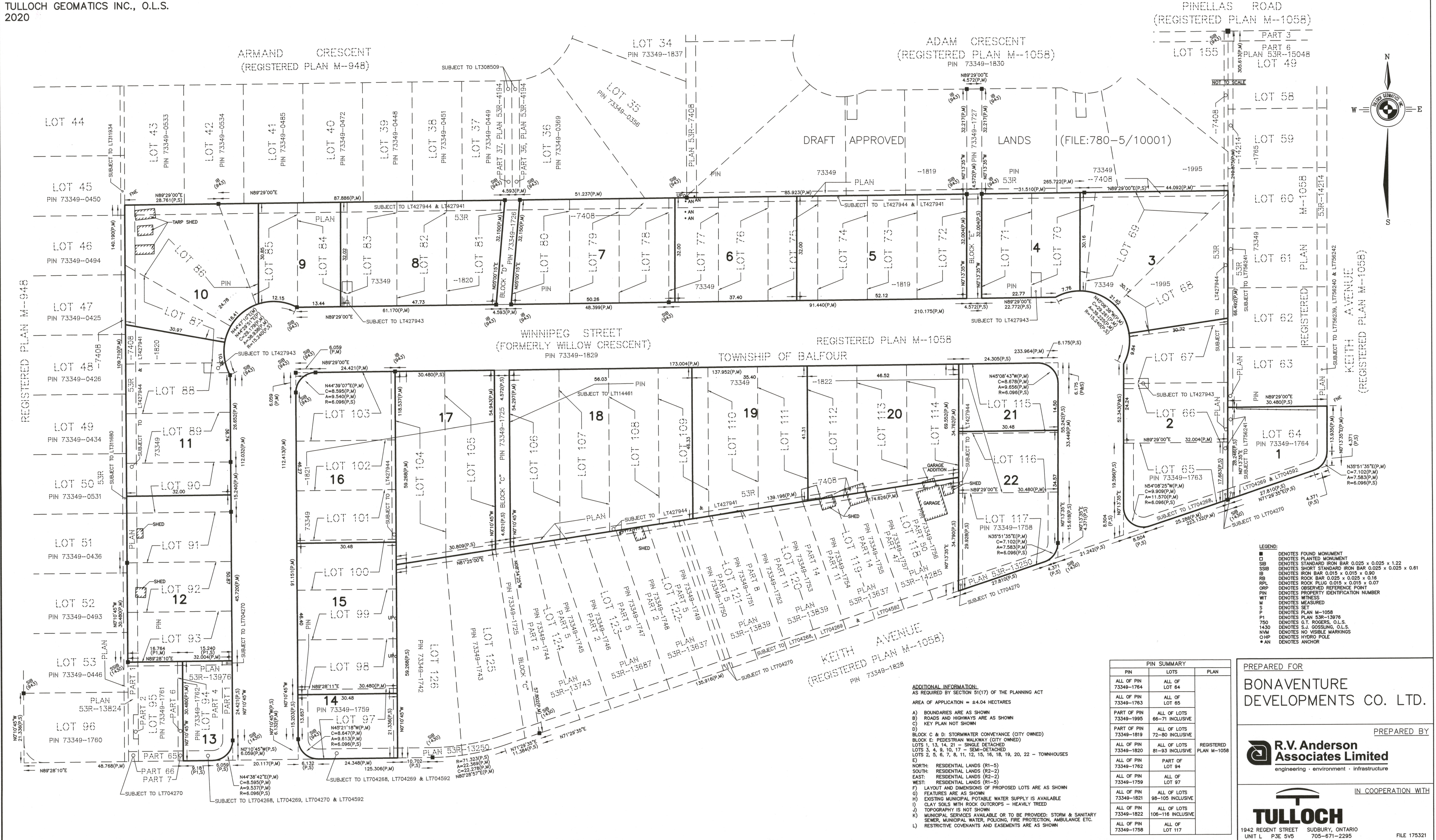
BEARING NOTE:
BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS
027161034 & 027161036 AND ARE REFERRED TO UTM ZONE 17 (81° WEST
LONGITUDE) NAD83 (CSRS) (2010).

CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 0°09'45" CLOCKWISE HAS BEEN
APPLIED TO THE ASTROMETRIC BEARINGS OF UNDERLYING PLANS M-1058 TO
ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCE NOTE:
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID
DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999565.

INTEGRATION COORDINATE TABLE		
COORDINATES ARE DERIVED FROM GPS OBSERVATION USING REAL TIME NETWORK (RTN) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (2010).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF OREG 216/10.		
SPECIFIED CONTROL POINTS	NORTHING	EASTING
027161034	5157292.171	484441.315
027161036	5158377.052	486051.497
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



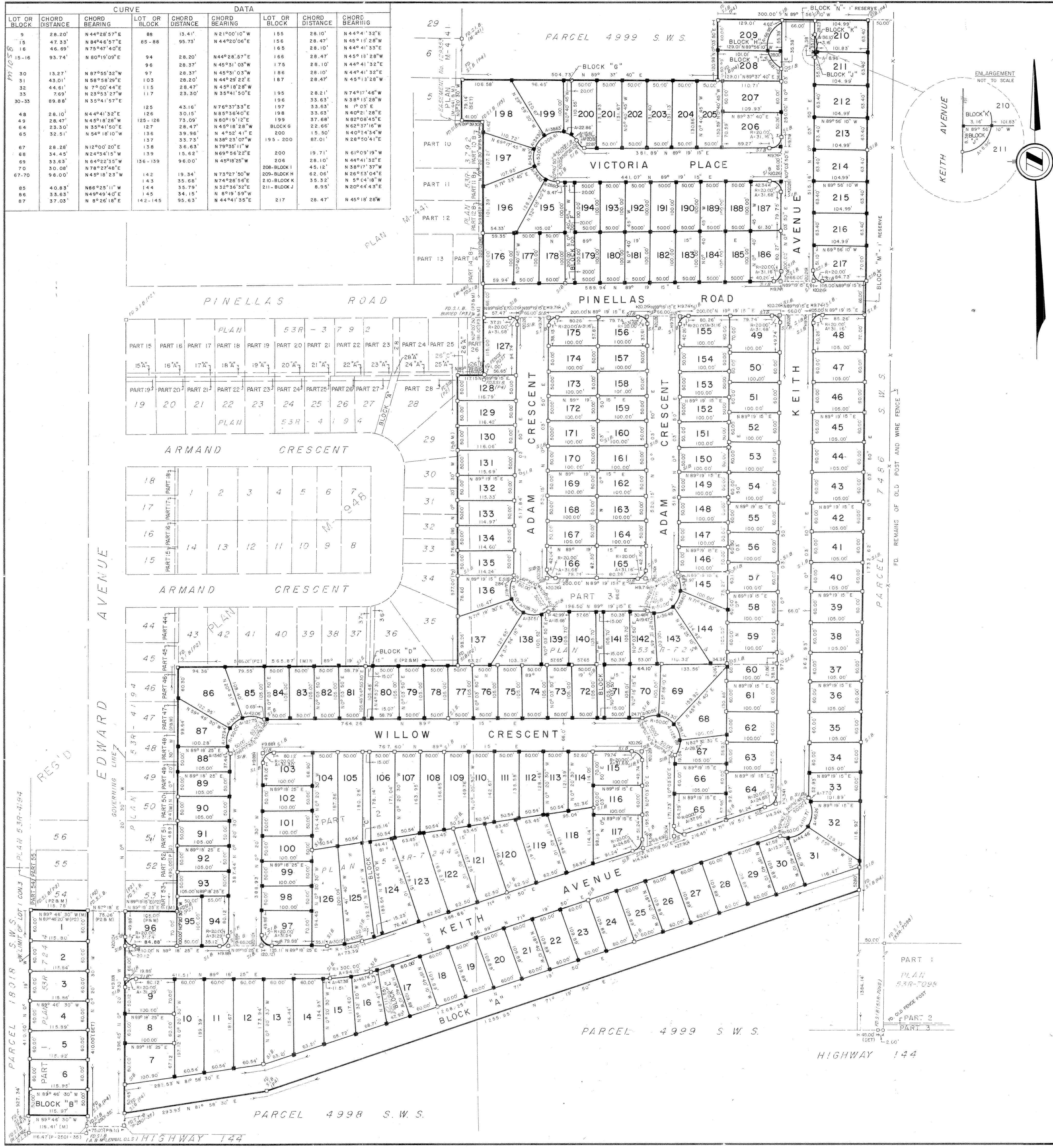
PIN SUMMARY		
PIN	LOTS	PLAN
ALL OF PIN 73349-1764	ALL OF LOT 64	
ALL OF PIN 73349-1763	ALL OF LOT 65	
PART OF PIN 73349-1995	ALL OF LOTS 66-71 INCLUSIVE	
PART OF PIN 73349-1819	ALL OF LOTS 72-80 INCLUSIVE	
ALL OF PIN 73349-1820	ALL OF LOTS 81-89 INCLUSIVE	REGISTERED PLAN M-1058
ALL OF PIN 73349-1762	PART OF LOT 84	
ALL OF PIN 73349-1759	ALL OF LOT 97	
ALL OF PIN 73349-1821	ALL OF LOTS 98-105 INCLUSIVE	
ALL OF PIN 73349-1822	ALL OF LOTS 106-116 INCLUSIVE	
ALL OF PIN 73349-1758	ALL OF LOT 117	

PREPARED FOR
BONAVENTURE DEVELOPMENTS CO. LTD.

PREPARED BY
R.V. Anderson Associates Limited
engineering • environment • infrastructure

IN COOPERATION WITH
TULLOCH
1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295 FILE 175321

LOT OR BLOCK	CHORD DISTANCE	CHORD BEARING	LOT OR BLOCK	CHORD DISTANCE	CHORD BEARING	LOT OR BLOCK	CHORD DISTANCE	CHORD BEARING
9	28.20'	N 44°28'57"E	88	13.41'	N 21°00'10"W	155	28.10'	N 44°41'32"E
15	47.33'	N 84°46'57"E	85-88	95.73'	N 44°20'06"E	156	28.47'	N 45°13'28"W
16	46.89'	N 75°47'40"E				165	28.10'	N 44°41'33"E
15-16	93.74'	N 80°19'09"E	94	28.20'	N 44°28'57"E	166	28.47'	N 45°13'28"W
30	13.27'	N 87°55'32"W	96	28.37'	N 45°31'03"W	175	28.10'	N 44°41'32"E
31	43.01'	N 58°58'29"E	103	28.20'	N 44°29'22"E	186	28.10'	N 44°41'32"E
32	44.61'	N 7°00'44"E	115	28.47'	N 45°18'28"W	187	28.47'	N 45°13'28"W
33	7.69'	N 23°53'27"W	117	23.30'	N 35°41'50"E			
30-33	89.88'	N 35°41'57"E				195	28.21'	N 74°17'46"W
48	28.10'	N 44°41'32"E	125	43.16'	N 76°37'33"E	196	33.63'	N 38°15'28"W
49	28.47'	N 45°18'28"W	126	30.15'	N 85°36'40"E	197	33.63'	N 38°15'28"W
64	23.30'	N 35°41'50"E	125-126	73.09'	N 80°19'12"E	198	33.63'	N 82°08'45"W
65	32.51'	N 54°18'10"W	127	28.47'	N 45°18'28"W	199	37.68'	N 82°08'45"W
			136	39.96'	N 4°52'41"E	200	22.66'	N 62°37'16"W
			137	33.73'	N 38°23'07"W	201	15.50'	N 40°24'34"W
67	28.28'	N 12°00'20"E	138	36.63'	N 79°55'11"W	202	67.01'	N 26°50'41"E
68	34.45'	N 24°34'15"W	139	15.62'	N 69°56'22"E	200	19.71'	N 61°09'19"W
69	33.63'	N 64°22'35"W	136-139	96.00'	N 45°18'25"W	206	28.10'	N 44°41'32"E
70	30.08'	N 78°27'48"E				208-BLOCK I	45.12'	N 38°17'37"W
67-70	96.00'	N 45°18'23"W	142	19.34'	N 73°27'50"W	209-BLOCK H	62.06'	N 26°53'04"E
			143	35.58'	N 74°28'56"E	210-BLOCK K	35.32'	N 5°41'18"W
			144	35.79'	N 32°36'32"E	211-BLOCK J	8.95'	N 20°44'43"E
85	40.83'	N 86°25'11"W	145	34.15'	N 8°19'59"W			
86	33.63'	N 49°49'40"E						
87	37.03'	N 8°26'18"E	142-145	95.63'	N 44°41'35"E	217	28.47'	N 45°18'28"W



S-77-503

PLAN M-1058

APPROVED FOR REGISTRATION

July 27, 1977

ASSISTANT EXAMINER OF SURVEYS

PLAN M-1058 REGISTERED August 3, 1977

AND ENTERED ON PARCEL 26003 SUDBURY

WEST SECTION VOL. 9

LAND REGISTRAR

CERTIFICATES, CONSENTS AND DEDICATIONS
FILED AS No. 425896.

BALFOUR PLACE PLAN OF SUBDIVISION OF PART OF LOT 1 CON. 3

TOWNSHIP OF BALFOUR
TOWN OF RAYSIDE - BALFOUR
REGIONAL MUNICIPALITY OF SUDBURY
DISTRICT OF SUDBURY

SCALE : 1" = 100'

ENDLEMAN - HOLDER LIMITED
ONTARIO LAND SURVEYORS
PROFESSIONAL ENGINEERS
SUDBURY ONTARIO.

D.W. ENDLEMAN OLS-1977.

NOTE

ALL BEARINGS SHOWN HEREON ARE ASSUMED AND DERIVED FROM THE ASTRONOMIC BEARING OF N 0° 20' 30" W FOR THE EAST LIMIT OF EDWARD AVENUE AS SHOWN ON PLAN M-948 REGISTERED IN THE LAND REGISTRY OFFICE AT SUDBURY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY

- 1) THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
- 2) THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
- 3) THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
- 4) THAT THE SURVEY WAS COMPLETED ON THE 21st DAY OF APRIL 1977.

JULY 7, 1977.
DATE

D.W. Endleman
D.W. ENDLEMAN O.L.S.

OWNER'S CERTIFICATE

LOTS 1 TO 217 INCLUSIVE, BLOCKS "A" TO "L" INCLUSIVE, THE STREETS NAMED KEITH AVENUE, WILLOW CRESCENT, ADAM CRESCENT, VICTORIA PLACE AND PINELLAS ROAD. RESERVE BLOCKS NAMED "M" AND "N" AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS AND THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

JULY 7, 1977.
DATE

Peter A. Crossgrove
PETER A. CROSSGROVE, PRESIDENT
EDWARDS SUDBURY LIMITED.

Approved under Section 33 of
THE PLANNING ACT.

This 25th day of July 1977

John R. Rhodes
Minister of Housing

LEGEND

- S.I.B. DENOTES 1" x 1" x 48" LONG IRON BAR.
- DENOTES 1" x 1" x 24" LONG IRON BAR.
- DENOTES 5/8" x 5/8" x 24" LONG IRON BAR.
- R.B. DENOTES 1" x 1" x 6" LONG IRON BAR IN ROCK.
- FD. DENOTES MONUMENT FOUND.
- (P1) DENOTES PLAN SR-3460.
- (P2) DENOTES REGISTERED PLAN M-948.
- (P3) DENOTES PLAN 53R-3792.
- (P & M) DENOTES PLAN AND MEASURED.
- (P4) DENOTES PLAN 53R.
- ALL MONUMENTS SHOWN HEREON ARE PLANTED UNLESS OTHERWISE INDICATED.



PHOTO #1 – Subject lands as viewed from Keith Avenue looking north at the planned westerly access point of Winnipeg Street onto Keith Avenue.



PHOTO #2 – Subject lands as viewed from Keith Avenue looking north-west at the planned easterly access point of Winnipeg Street onto Keith Avenue.



PHOTO #3 – Existing low density residential development situated on the south side of Keith Avenue looking east.



PHOTO #4 – Existing low density residential development situated on the north side of Keith Avenue looking north-west.



PHOTO #5 – Existing low density residential development situated on the south and east side of Armand Crescent looking east.

RECEIVED

APR 09 2019

April 3/19

PLANNING SERVICES

I Received a copy of the Application by Bonaventure Development Company LTD REGARDING File # 751-5/18-5 REGISTERING PLAN M-1058 TOWNSHIP of Balfour (KITH Ave - Pinellas RD).

I Relieve THIS IS IN THE EARLY STAGE OF PLANNING & DEVELOPMENT BUT I WISH TO MAKE MY CONCERNS KNOWN REGARDING THE SEWER PROBLEM WHICH PRESENTLY EXISTS ON PINELLAS RD.

THE PROBLEM IS, WHEN A SUBSTANTIAL AMOUNT OF RAIN IS RECEIVED THE PINELLAS ROAD SEWER SYSTEM CAN'T HANDLE THE WATER FLOW.

CITY OF GREATER SUBURBY WITH 8 DECS ATTEND AT THE PINELLAS ROAD - EDWARD AVE INTERSECTION. THEY THEN PUMP/TRANSFER THE WATER THROUGH A PIPE INTO A DRAIN LOCATED ON EDWARD AVE AT ARMAUD CRT.

I SUBMIT THIS INFORMATION TO YOU FOR FUTURE CONSIDERATION. THE SEWER LINE CAN'T HANDLE THE PRESENT WATER FLOW ON PINELLAS RD. HOW CAN IT HANDLE IT IF ANY OF THE FUTURE HOMES OR TOWN HOUSES SEWERS SYSTEM IS IN ANY WAY CONNECTED TO PINELLAS RD SEWER SYSTEM?

DENNIS BRACKEN
120 PINELLAS RD
CHELMSFORD ON BRIMLO

Request for Decision

Willow Ridge Estates Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Mar 22, 2021
Report Date	Monday, Feb 22, 2021
Type:	Routine Management Reports
File Number:	780-6/02006

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled "Willow Ridge Estates Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 22, 2021 as follows:

1. In Conditions #4, 7, 9, 28, and 39 by replacing 'City of Greater Sudbury' with 'City'.

2. In Conditions #7, 12, 39, 41, 42, 43, and 45 by replacing 'developer', 'applicant' or 'owner/applicant' with 'owner'.

3. By deleting Condition #10 and replacing it with the following:

"10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. In addition, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, water mains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services and the Nickel District Conservation Authority. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. The geotechnical engineer will be required to address On-site and Excess Soil Management as required by O. Reg. 406/19. A soils caution agreement, if required, shall be registered on

Signed By

Report Prepared By

Wendy Kaufman
Senior Planner
Digitally Signed Feb 22, 21

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Feb 22, 21

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Feb 23, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Mar 7, 21

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Mar 8, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 8, 21

title, to the satisfaction of the Chief Building Official and City Solicitor.”

4. By deleting Condition #14, 22, and 23 in their entirety and adding new Condition #48:

“48. A stormwater management report and associated plans must be submitted by the Owner’s Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;
- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek subwatershed;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted. The owner shall be responsible for the design and construction of any required stormwater management subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.”

5. By deleting Condition #24 and 25 in their entirety.

6. By deleting Condition #31 and replacing it with the following:

“31. That this draft approval shall lapse on April 23, 2023.”

7. In Condition #34, by replacing the word ‘Siltation’ with ‘Sediment and Erosion’.

8. In Condition #41, by replacing “Ministry of Natural Resources and Forestry” with “Ministry of Environment, Conservation and Parks”.

9. By adding new Condition #49:

“49. That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority’s

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06) prior to undertaking the proposed works. Following the completion of these works, the Owner shall agree to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the Nickel District Conservation Authority and the City. The owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the Nickel District Conservation Authority and the City.”

10. By adding the following note to the conditions of draft approval:

“1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

Relationship to the Strategic Plan / Health Impact Assessment

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding.

Report Summary

The owner has requested an extension to the draft plan of subdivision approval for the subject lands (File #780-6/02006) in the community of Sudbury for a period of two years until April 23, 2023. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and has no objections to the requested extension for a period of two years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

Financial Implications

If the rezoning is approved, staff estimates approximately \$321,000 in taxation revenue in the supplemental tax year only, based on the assumption of 48 single detached dwelling units at an estimated assessed value of \$500,000 per dwelling unit at the 2020 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this development would result in total development charges of approximately \$875,000 based on the assumption of 48 single detached dwelling units based on the rates in effect as of this report.

Also, this development falls within the South End Sewer Rock Tunnel project area and would be subject to Section 391 Charges relating to this growth related infrastructure. The Section 391 Charge totals \$91,824 based on current rates.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. Roads, water/wastewater linear pipes, etc).

Date: February 22, 2021

Staff Report

Applicant:

Dalron Construction Ltd.

Location:

Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on April 23, 2003, and subsequently approved Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. The draft approval was most recently extended by Council on April 24, 2018, and is set to expire again on April 23, 2021.

Proposal:

The owner is requesting that the draft approval for the above noted lands be extended for a period of two years until April 23, 2023.

Background:

The City received a request from Dalron Construction Ltd. on January 5, 2021 to extend draft approval on a plan of subdivision for a period of two years on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder.

The plan of subdivision was draft approved initially on April 23, 2003, and subsequently approved by Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. None of the lots had been registered at the time of writing this report. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on April 23, 2021.

The lands are to be accessed via Louisa Drive. The lands within the plan of subdivision are designated Living Area 1 in the Official Plan. The lands are currently zoned 'R1-5', Low Density Residential One.

The draft approval is set to expire on April 23, 2021. Following the owner's request, staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 23, 2023.

Owners are advised to contact the Planning Services Division a minimum of four months prior to the lapsing date in order to facilitate the processing time associated with draft plan of subdivision approval extension requests. Applicants must reapply for subdivision approval if a draft plan approval has lapsed as there is no other avenue for relief.

Departmental & Agency Circulation:

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Environmental Planning Initiatives, Conservation Sudbury, and Transit Services have each advised that they have no concerns from their respective areas of interest. In some cases, they have recommended technical updates or revisions.

Date: February 22, 2021

Planning Considerations:

[Official Plan](#)

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

The owner has advised that the challenge with the development of Willow Ridge has been deficient fire flow. They made a request to the City for an updated water pressure analysis, and it has now been confirmed that there is sufficient supply and pressure at this location for development purposes.

Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

[Draft Approval Conditions](#)

Condition #31 should be deleted entirely and replaced with a sentence referring to April 23, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Conservation Sudbury has requested to be added as a review party for Condition #10, so as to be able to review the geotechnical report for the portion of development that includes the wetland, updating the title of a report in Condition #34 from "Siltation Plan" to "Sediment and Erosion Control Plan", and by requesting an additional condition and a note related to their regulatory role with respect to a wetland on the easterly portion of the property.

Development Engineering has commented on design drawings received from the developer in May of 2004 and identified deficient fire flow in the area. Since that time, upgrades to the water infrastructure have been completed and a recent review of the water supply model shows that there is now sufficient supply and pressure at this location for development purposes. As such, they request that Conditions 24 and 25 be deleted as there is no longer a need for a water booster station.

Infrastructure and Capital Planning Services, Drainage Section, has requested updated stormwater management conditions requiring the owner to design and construct stormwater management works and to dedicate the lands for stormwater management to the City.

Environmental Planning Initiatives has advised Condition #41 should be modified by replacing "Ministry of Natural Resources and Forestry" with "Ministry of the Environment, Conservation and Parks".

Housekeeping changes are recommended to ensure consistency in terminology when referring to the City and the owner. Reference to regulatory requirements related to soils management is recommended to be added to Condition #34.

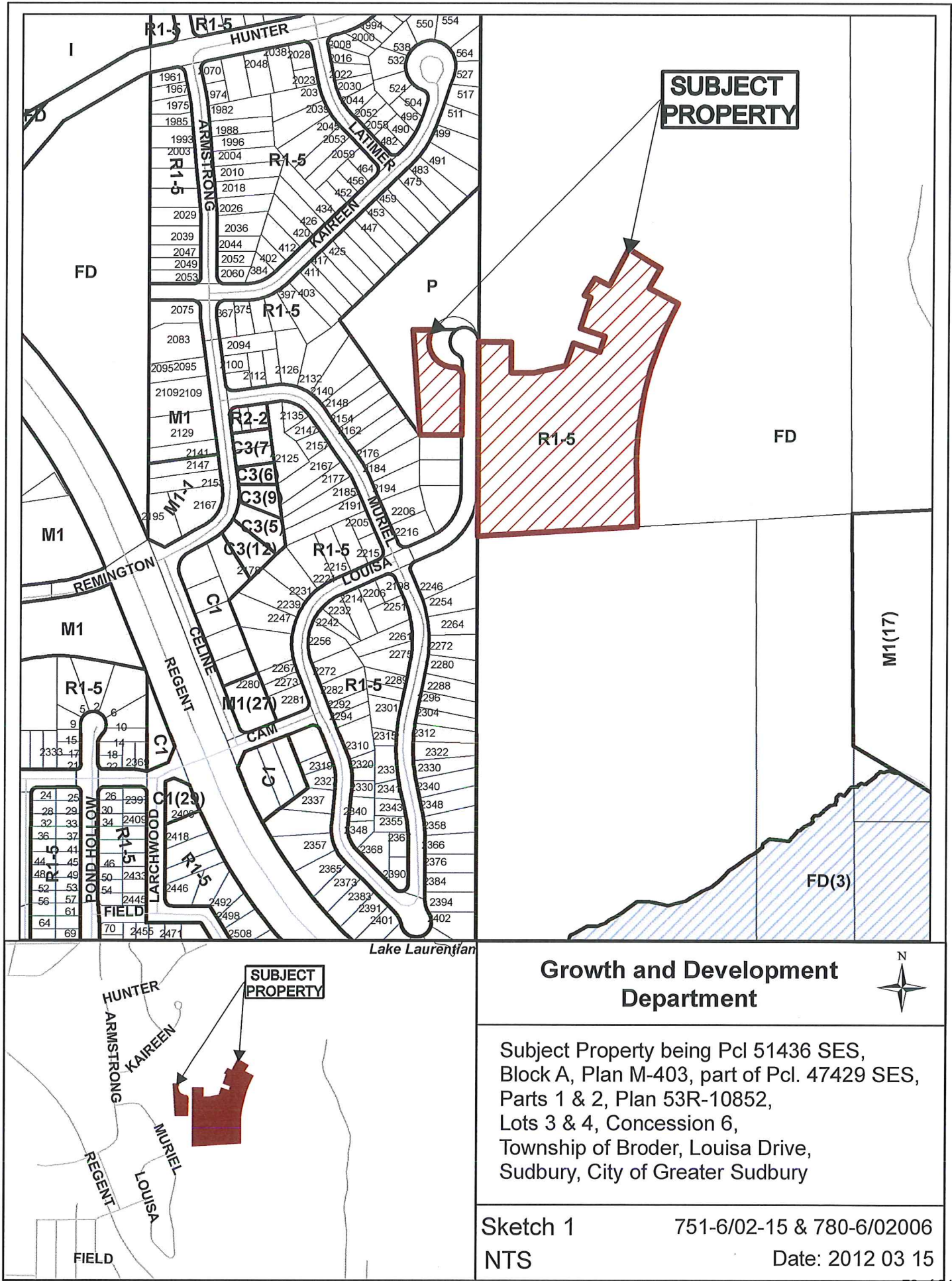
No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with the draft approved plan of subdivision for reference purposes.

The applicant has paid the applicable processing fee in the amount of \$1568.33. This amount is calculated as per By-law 2017-24 being the Miscellaneous Use Fees By-law.

Date: February 22, 2021

Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes, where identified, have been included in the Resolution section of this report and will now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the subject lands for a period of two years until April 23, 2023, be approved as outlined in the Resolution section of this report.



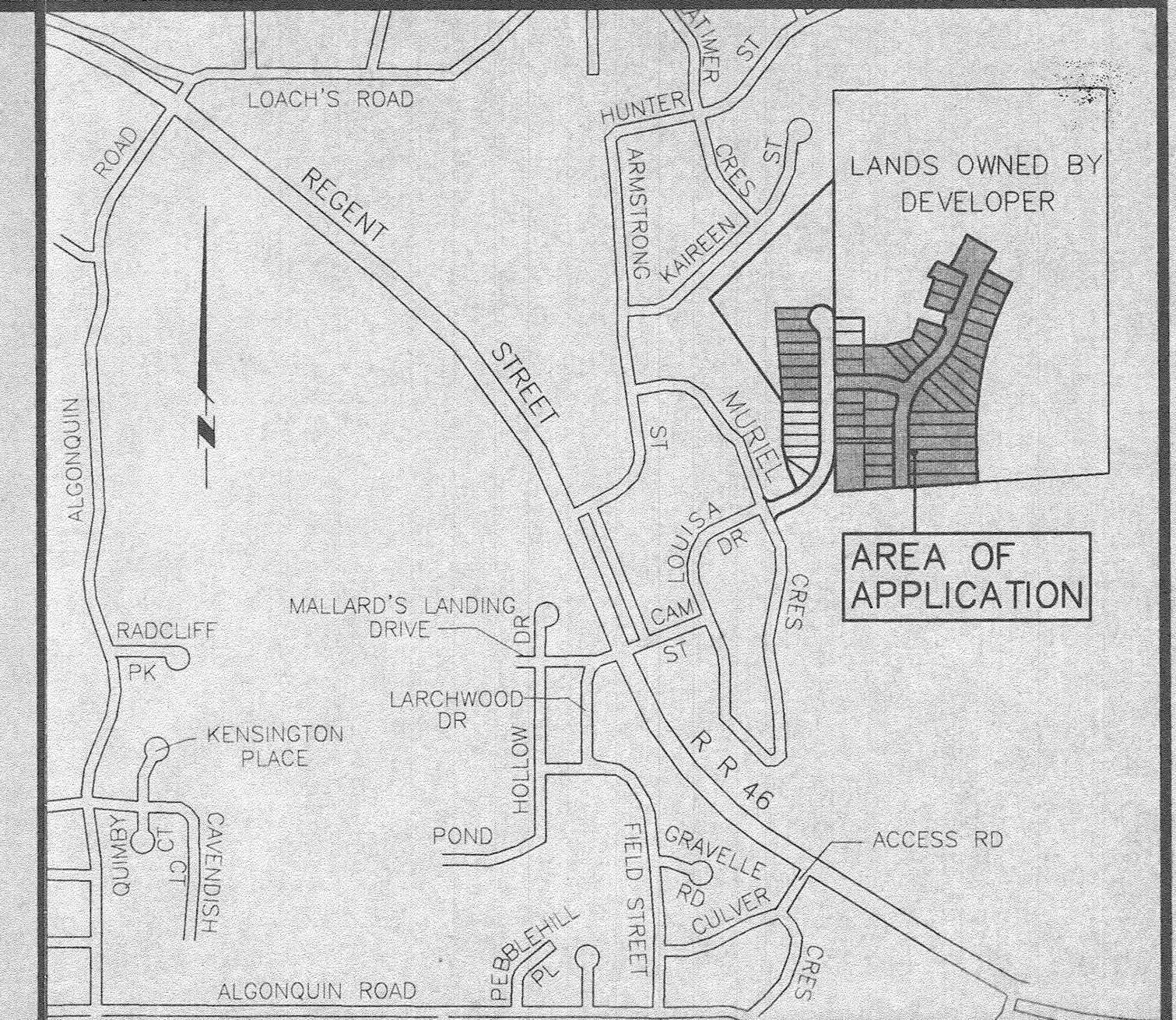
WILLOW RIDGE ESTATES



DRAFT PLAN OF SUBDIVISION OF
 PART OF PARCEL 47429 S.E.S. AND
 PART OF BLOCK 'A' PLAN M-403
 BEING PART OF LOT 3 & 4, CONCESSION 6
 TOWNSHIP OF BRODER, CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

NOTE:
 SMOKE EASEMENT No. 127334 OVER PART 1,
 53R-10852 IN FAVOUR OF INCO

CONSENT LANDS
 SCALE 1:1250



KEY PLAN SCALE 1:10 000

OWNER
 1085903 ONTARIO LTD.
 C/O B & J HOLDINGS LIMITED
 P.O. BOX 913, STATION B
 SUDBURY, ONTARIO
 P3E 4S4

REVISED DRAFT PLAN

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE MANNER IN WHICH THE LAND SHOWN ON THIS
 PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF
 THE CITY OF GREATER SUDBURY.

DATE: GERRY CECARELLI, C.A.

ONTARIO LAND SURVEYOR
 ADRIAN BORTOLUSSI
 146 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T7

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
 THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN ON THIS PLAN.

July 16/03
 DATE: A. BORTOLUSSI O.L.S.

ADDITIONAL INFORMATION
 AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT
 A) AS SHOWN
 B) AS SHOWN
 C) AS SHOWN
 D) ALL LOTS - R1 - SINGLE FAMILY RESIDENTIAL
 ALL FUTURE LOTS - SINGLE FAMILY RESIDENTIAL
 BLOCK 49 - PUBLIC WALKWAY AND SERVICES CORRIDOR
 E) NORTH
 SOUTH - VACANT LANDS
 EAST - VACANT LANDS
 WEST - VACANT LANDS
 - LOW DENSITY RESIDENTIAL
 F) AS SHOWN
 G) AS SHOWN
 H) EXISTING MUNICIPAL SUPPLY
 I) LIGHT OVERBURDEN & ROCK OUTCROPS
 J) AS SHOWN
 K) POLICE, FIRE, AMBULANCE ETC.
 L) AS SHOWN
 AREA OF APPLICATION = 5.62 ha.

PREPARED BY
 DENNIS CONSULTANTS
 436 WESTMOUNT AVENUE
 SUDBURY, ONTARIO
 P3A 5Z8
IN CO-OPERATION WITH
 ADRIAN BORTOLUSSI, O.L.S.
 146 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T7

RECEIVED
 JUL 17 2003
 PLANNING SERVICES

ISSUED
 JUL 16 2003
 DENNIS CONSULTANTS
 A DIVISION OF
 R.V. ANDERSON ASSOCIATES LIMITED

REVISED ROAD PATTERN, LOT FABRIC & ADDED LOTS 41-48 - 2003-07-14
 REVISED ROAD PATTERN AND LOT FABRIC - 2003-03-06

**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN
FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

1. That this draft approval applies to the draft plan of subdivision of Part of Parcel 47429 SES, and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder as shown on a plan of subdivision prepared by A. Bortolussi, O.L.S. dated July 16, 2003.
2. That the street(s) shall be named to the satisfaction of the City.
3. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City and held in trust by the City until required for future road allowances or the development of adjacent land.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the City against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. The applicant will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
8. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building

foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor

11. The owner should be advised that, at the time of construction of this development, he will be required to carry out all the works as per current City Standards and Specifications. At the present time the City requires a right-of-way radius of 17.5 m and a paved radius of 13.5 m for all cul-de-sacs within this development and the corner radius of all intersecting streets is to be 9.0 m.
12. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner/applicant shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.
13. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the plans at locations required by the General Manager of Growth & Infrastructure. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the General Manager of Growth & Infrastructure.
14. The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes. The maximum allowable runs for rear lot swales are not to exceed 150 metres without a storm inlet. All legal and survey costs shall be borne by the owner/applicant.
15. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
16. A watermain loop shall be constructed from the proposed Street 'A' to the existing municipal system on Muriel Crescent, to the satisfaction of the General Manager of Growth & Infrastructure.
17. Deleted
18. A temporary turning circle is required at the southerly terminal of street "A". Said cul-de-sac shall be shown on the draft plan or on the abutting southerly property if agreement can be reached with the owner.

19. That the owner will be required to install a 1.5 metre wide concrete sidewalk on one side of all of the streets in the subdivision.
20. The road connection along the unopened portion of Louisa Drive from Muriel Crescent to the development will be performed using urban standards for residential streets.
21. Deleted.
22. The owner shall retain a consulting civil engineering firm with a valid certificate of authorization to prepare a storm water management report for the development. Said report shall investigate the drainage boundaries and areas of the proposed subdivision in conjunction with the City drainage boundary area plans for the Louisa/Muriel and Oriole/Hunter sub-drainage basins to establish appropriate drainage outlets for the development. Said report shall review the capacity of existing storm sewer pipe and channel systems for the 1 in 5 storm and make recommendations to ensure there will be no adverse effects in existing neighbourhoods as a result of the Regional storm.
23. The City's Algonquin Road Watershed Management Study determined that off-site improvement works are required as a result of this development, the owner will be required to cost share in the implementation of said works
24. Prior to the signing of the final plan for any phase of this development, the Planning Services Division is to be advised by the General Manager of Growth & Infrastructure a booster station is in place which can provide adequate domestic water supply, or alternatively, the subdivision agreement contains a provision whereby the owner has agreed to construct this facility within a certain time frame acceptable to the General Manager of Growth & Infrastructure.
25. Prior to the completion and submission of servicing plans, the owner shall provide evidence to the General Manager of Growth & Infrastructure that land for the required water booster station has been secured by the owner in a location satisfactory to the City of Greater Sudbury.
26. That the subdivision agreement contains provisions whereby the owner agrees to construct a 350 mm diameter watermain through the Willow Ridge Estates Subdivision, to the satisfaction of the General Manager of Growth & Infrastructure.
27. Street B shall be revised to form a maximum of two residential lots to the satisfaction of the Director of Planning Services, which may be used as a temporary road access for the lots fronting onto Street A until such time as an alternate access is constructed linking Street A to the municipal road system, to the satisfaction of the General Manager of Growth & Infrastructure.

28. That the subdivision agreement contain provisions whereby the temporary road in Condition 27 may be stopped up and closed by the City of Greater Sudbury when an alternative access becomes available and an updated traffic impact analysis indicates that the closure would be desirable, and whereby the owner agrees to remove the temporary street to the satisfaction of the General Manager of Growth & Infrastructure.
29. That the final plan shall provide a 6.0 m right of way to the City centred on the boundary between Lots 1 and 2 and Lots 9 and 10. A walkway 1.5 m in width shall be constructed and a 1.8 m wide easement shall be provided for sanitary sewer, storm sewer, water and utilities within the right of way to the satisfaction of the General Manager of Growth & Infrastructure.
30. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly georeferenced.
31. That this draft approval shall lapse on April 23, 2021.
32. That prior to the signing of the final plan the Planning Services Division is to be advised by the City Solicitor that Conditions #2, #3, #5, #6, #7, #8, #9, #14, #16, #26, #28, #29 and #40 have been complied with to his satisfaction.
33. That prior to the signing of the final plan the Planning Services Division is to be advised by the General Manager of Growth & Infrastructure that Conditions #11, #17, #18 and #22 have been complied with to his satisfaction.
34. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth & Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
35. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, union Gas, EastLink and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

36. That the final plan be revised as required to provide for the future municipal roadway, as shown abutting the easterly side of the plan, in a location and configuration to the satisfaction of the Director of Planning Services.
37. The owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
38. The owner provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
39. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure.
 - a. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
 - b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
 - c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
 - d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
 - e. Should the developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

40. That the owner agree in the subdivision agreement:
- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That home/business mail delivered will be from a designated Community Mail Box.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing of any home sales.
 - b) Agrees to:
 - i) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Canada Post will need to be informed when the pads are in place.
 - ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of the subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 metres in width and no higher than 25 mm.
 - iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
41. The owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the Ontario Ministry of Natural Resources and Forestry under the Endangered Species Act have been met prior to any site alteration or construction taking place on the subject lands.
42. The owner/applicant shall provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure to the satisfaction of the Director of Planning Services.
43. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.
44. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
- i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
 - ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

45. That the owner/applicant shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure Services.
46. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.
47. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.