



Planning Committee Agenda

Monday, January 20, 2025

Tom Davies Square

Councillor Cormier, Chair

1:00 p.m. Open Session Council Chamber / Electronic Participation

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1.	Call to Order	
2.	Roll Call	
3.	Declarations of Pecuniary Interest and the General Nature Thereof	
4.	Public Hearings	
4.1	58 Jacobson Drive, Lively	5
	This report provides a recommendation regarding an application for Rezoning to permit the use of the existing building for retail use for a period of three years.	
	This report is presented by Wendy Kaufman, Senior Planner.	
4.2	Rockwood Drive Vintage Green Subdivision, Sudbury	19
	This report provides recommendations regarding an application for rezoning and an application to redraft the existing draft approved Vintage Green plan of subdivision and update where necessary those conditions that together form the draft approval that is applicable to subject lands.	
	This report is presented by Wendy Kaufman, Senior Planner.	
	Letter(s) of concern from concerned citizen(s).	
4.3	1434 Gennings Street, Sudbury	62
	This report provides a recommendation regarding an application for an Official Plan Amendment in order to permit the creation of one (1) new residential lot on Gennings Street in Sudbury, where Official Plan policies of section 20.5 South Peninsula of The Ramsey Lake Policy Area do not permit lot creation without municipal water and wastewater.	
	This report is presented by Bailey Chabot, Senior Planner.	
	Letter(s) of concern from concerned citizen(s).	
4.4	Institutional As-of-Right Zoning By-law Amendment	189
	This report provides a recommendation to amend Zoning By-law 2010-100Z to permit 'R3-1', Medium Density Residential zone uses and standards as-of-right within the 'I', Institutional zone. The proposed amendment includes a holding provision that requires that the parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity.	
	This report is presented by Bailey Chabot, Senior Planner.	

4.5 918 Red Deer Lake Road South, Sudbury

This report provides a recommendation regarding an application to permit a shipping container as an accessory use to a single detached dwelling.

This report is presented by Stephanie Poirier, Senior Planner.

5. 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.

5.1 Routine Management Reports

- | | | |
|--------------|---|------------|
| 5.1.1 | 410 Panache Lake Road (MR 10), Whitefish – Declaration of Surplus Property | 209 |
| | This report provides a recommendation to declare surplus 410 Panache Lake Road (MR10), Whitefish. | |
| 5.1.2 | 7535 Highway 17 West, Beaver Lake – Declaration of Surplus Property | 213 |
| | This report provides a recommendation to declare surplus 7535 Highway 17 West, Beaver Lake. | |
| 5.1.3 | 849 Howey Drive, Sudbury – 2024 Extension | 218 |
| | This report provides a recommendation regarding a request to extend the conditional zoning approval for 849 Howey Drive, Sudbury. | |
| 5.1.4 | South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land | 224 |
| | This report provides a recommendation to declare surplus vacant land south of Howey Drive, Sudbury. | |

6. Managers' Reports

- | | | |
|------------|---|------------|
| 6.1 | 3080 Old Highway 69 N, Val Caron | 227 |
| | This report provides a recommendation regarding an application for a 35 m tall monopole-style antenna system to be located at 3080 Old Highway 69 N in Val Caron. | |
| 6.2 | B0092/2024 – 53 North Shore Black Lake Road | 249 |
| | This report provides a recommendation regarding a consent referral to create | |

one new rural lot in addition to the three rural lots already created by way of the consent process.

7. Members' Motions

8. Correspondence for Information Only

8.1 Draft Plans of Subdivision Approved on or Before March 27, 1995 and Bill 185 - Cutting Red Tape to Build More Homes Act, 2024 254

This report provides information regarding an update to the changes brought on by Bill 185, Cutting Red Tape to Build More Homes Act, 2024 and its impact on any draft approved plans of subdivision that were given conditions of approval on or before March 27, 1995 but have not yet registered some or all of those lots.

8.2 Employment Land Strategy Implementation: Commercial/Industrial Policy Framework Review 257

This report provides information regarding the process and timeline for completion of a review of the City's Commercial/Industrial Land Use Policy Framework as recommended by the City of Greater Sudbury's Employment Land Strategy (ELS).

9. Addendum

10. Civic Petitions

11. Question Period

12. Adjournment

58 Jacobson Drive, Lively

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-8/24-03

Report Summary

This report provides a recommendation regarding an application for Rezoning to permit the use of the existing building for retail use for a period of three years.

This report is presented by Wendy Kaufman, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves the application by Azzurri Development Inc. to amend Zoning By-law 2010-100Z in order to permit the use of the existing building for retail use in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as PIN 73375-0003, Parcel 10080 SEC SWS SRO, Lot 6, Concession 4, Township of Waters as outlined in the report entitled “58 Jacobson Drive, Lively”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025, subject to the following conditions:

1. That prior to the enactment of the amending by-law, the owner shall have applied for a building permit and submitted plans for the change of use and for any construction required to the satisfaction of the Chief Building Official.
2. That conditional approval shall lapse on January 21, 2027, unless Condition #1 above has been met or an extension has been granted by Council.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application aligns with the 2019-2027 City of Greater Sudbury Strategic Plan goals related to business attraction, development and retention. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities through the continued reuse of an existing underutilized building.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

An application for a temporary use by-law has been submitted pursuant to Section 39 of the Planning Act in order to permit the use of the existing building for retail use at 58 Jacobson Drive, Sudbury for a period of three (3) years. Staff recommends approval of the application.

Staff Report

Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury in order to permit a temporary use by-law for a period of three years, pursuant to Section 39 of the Planning Act, to permit the use of the existing building for retail use. No exterior construction or additions are proposed in conjunction with this temporary use.

The property had previously been advertised as Pet Save's Cat & Dog Adoption Centre. The building has been more recently been advertised as a business called 'Relic House Market'. This application was preceded by enforcement action by By-law Services regarding the use of the property in contravention of the City's zoning by-law.

The applicant has provided two Survey Plans, a Concept Plan, and a Floor Plan in support of the application.

Existing Zoning: "RU", Rural

The subject lands are zoned "RU", Rural under By-law 2010-100Z. A retail use is not permitted in this zone.

Requested Zoning

The application proposes to permit a temporary use by-law for a period of three years, pursuant to Section 39 of the Planning Act, to permit the use of the existing building for retail use.

Location and Site Description:

The subject property is described as PIN 73375-0003, Parcel 10080 SEC SWS SRO, Lot 6, Concession 4, Township of Waters. The subject lands are on the east side of Jacobson Drive, approximately 150 m from the intersection of Jacobson Drive and Municipal Road 24 in Lively.

The total property area is approximately 0.7 ha in size, with a driveway extending from Jacobson Drive. The existing building is situated on the easterly portion of the property and is 2 storeys in height. The application indicates the building has a gross floor area of approximately 3725 square feet and was constructed in 1952. The site contains a significant amount of natural vegetation, along with a gravel parking area that can accommodate 15 spaces as shown in the applicant's concept plan. Development Engineering advises that the site is presently serviced with municipal water and sanitary sewer.

Surrounding Land Uses:

The area surrounding the site includes:

- | | |
|------------------|--|
| North and South: | low density residential use zoned "RU", Rural |
| East: | lands owned by the City of Greater Sudbury and zoned "I", Institutional |
| West: | commercial use (Home Hardware, Circle K convenience store and gas station) |

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

Site photos show the subject lands and the existing building, low density residential and commercial uses in this area.

Public Consultation:

The statutory notice of the application was provided by newspaper along with a courtesy mail out to surrounding property owners and tenants within of 122 m of the property on October 15, 2024. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. The statutory notice of the public hearing was provided by newspaper on December 28, 2024 (Sudbury Star) and January 8, 2025 (Voyageur) and courtesy mail out on December 23, 2024.

Policy and Regulatory Framework:

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

- [2024 Provincial Planning Statement](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury, 2006](#); and,
- [Zoning By-law 2010-100Z](#).

Provincial Planning 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 Planning 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.

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.
3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
 - e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

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 to the Growth Plan for Northern Ontario. The following policies of the Growth Plan for Northern Ontario are relevant to the application.

4.4.2 Municipalities that contain strategic core areas are encouraged to plan for these areas to function as vibrant, walkable, mixed-use districts that can:

- a. attract employment uses and clusters, including office and retail
- b. accommodate higher densities
- c. provide a broad range of amenities accessible to residents and visitors including vibrant streetscapes, shopping, entertainment, transportation connections, lodging, and educational, health, social and cultural services.

4.4.3 Municipalities that contain strategic core areas should develop in their official plans and other supporting documents a revitalization strategy that includes:

- a. delineation of the strategic core areas
- b. targeted approaches to support the revitalization and intensification of the strategic core areas, including:
 - i. identification and prioritization of opportunities for the redevelopment of brownfield sites within the strategic core areas
 - ii. a minimum target for the intensification of the strategic core areas.

Official Plan for the City of Greater Sudbury:

The lands are designated Town Centre in the Official Plan, and are within the settlement area and the built boundary. Section 2.3.2 of the Official Plan establishes Town Centres as strategic core areas. Section 4.2.5 of the Official Plan establishes policies for the Town Centres, which are Employment Areas recognized as the existing and historic commercial centers of communities such as Lively. Town Centres will be planned to include a diverse mix of land uses. Permitted uses may include retail use. Section 20.5.3 of the Official Plan indicates that conformity with the land use policies of the Plan is not required for temporary use by-laws.

Zoning By-law 2010-100Z:

The subject lands are zoned "RU", Rural. A range of residential and non-residential uses are permitted in the rural zone including single detached dwellings and mobile homes, as well as agricultural use, animal shelter, distilling facility, garden nursery, public utility, small-scale brewing facility, veterinary clinic and winery. A retail use is not permitted in this zone.

Site Plan Control:

Site plan control is not required for this development given the temporary nature and scope of the proposed use.

Department/Agency Review:

Planning staff circulated the development application to all appropriate internal departments and external agencies. These responses have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

Development Engineering, Transit, Strategic & Environmental Planning, Conservation Sudbury, and Infrastructure Capital Planning have advised that they have no concerns with respect to the application. |

Building Services advises that a Building Permit to the satisfaction of the Chief Building Official will be required for the Change of Use and for any construction required.

Planning Analysis:

The PPS (2024), the Growth Plan (2011), and the 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.

This proposed temporary retail use in the existing building is consistent with the Provincial Policy Statement in that it intensifies the use of an existing building within the City's settlement area, and provides a location for economic activity. The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of planning for strategic core areas, in this case a Town Centre, to function as a walkable mixed use district that can attract employment use including retail, and contribute to the amenities accessible to residents.

Given this is an application for a temporary use, there is no requirement for the by-law to conform to the Official Plan though staff recommend that the proposed use conforms with the Official Plan policy direction for Town Centres. The proposed use is expected to be compatible with the adjacent uses and not result in land use conflicts given the extent of natural vegetation on the property that serves as a buffer between adjacent residential properties to the north and staff. Staff is of the opinion that the driveway and on-site parking can accommodate this use.

It is recommended that the proposed temporary use for a three year period would be appropriate, subject to a condition requiring submission of a building permit and plans to the satisfaction of the Chief Building Official for the change of use and for any construction required, as described in the Resolution.

Conclusion:

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

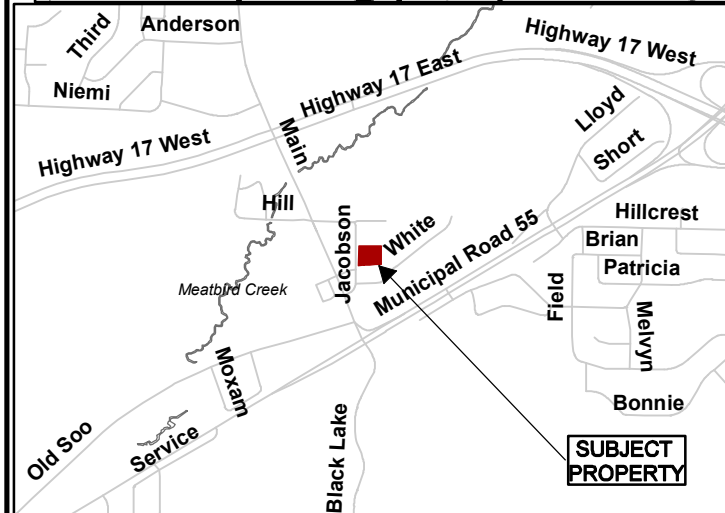
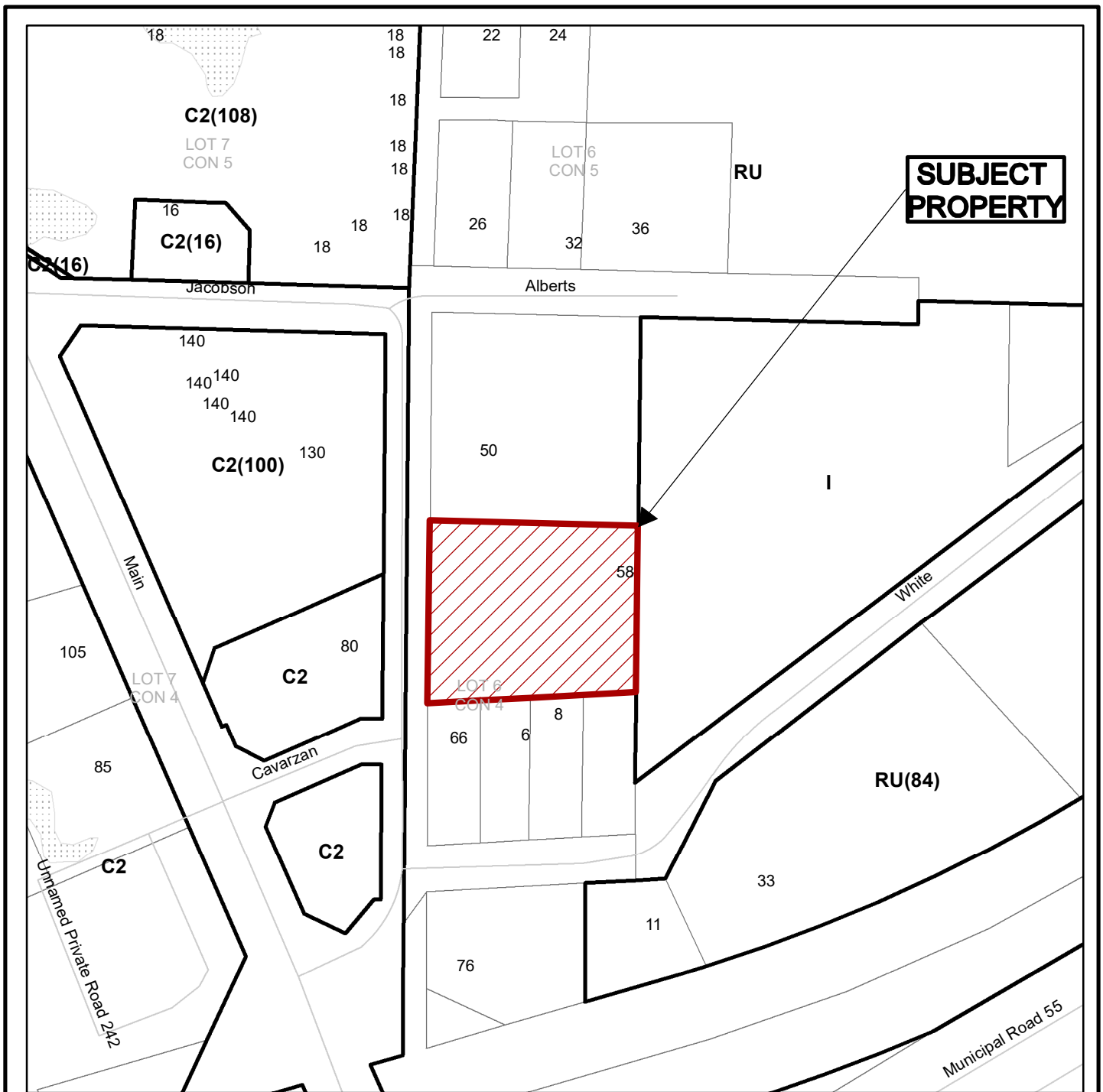
The following are the principles of the proposed site specific Zoning By-law Amendment:


- to permit temporary retail use in the existing building for a period of three (3) years.

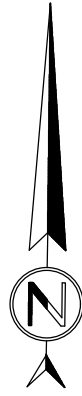
Staff is of the opinion that the proposed amendment is appropriate based on the following:

- The application is consistent with the Provincial Policy Statement in that it intensifies the use of an existing building within the City's settlement area, and provides a location for economic activity.
- The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of planning for strategic core areas, in this case a Town Centre, to function as a walkable mixed use district that can attract employment use including retail, and contribute to the amenities accessible to residents.
- The use is compatible with surrounding properties.
- The existing parking facilities and driveway access are appropriate and can accommodate the use.

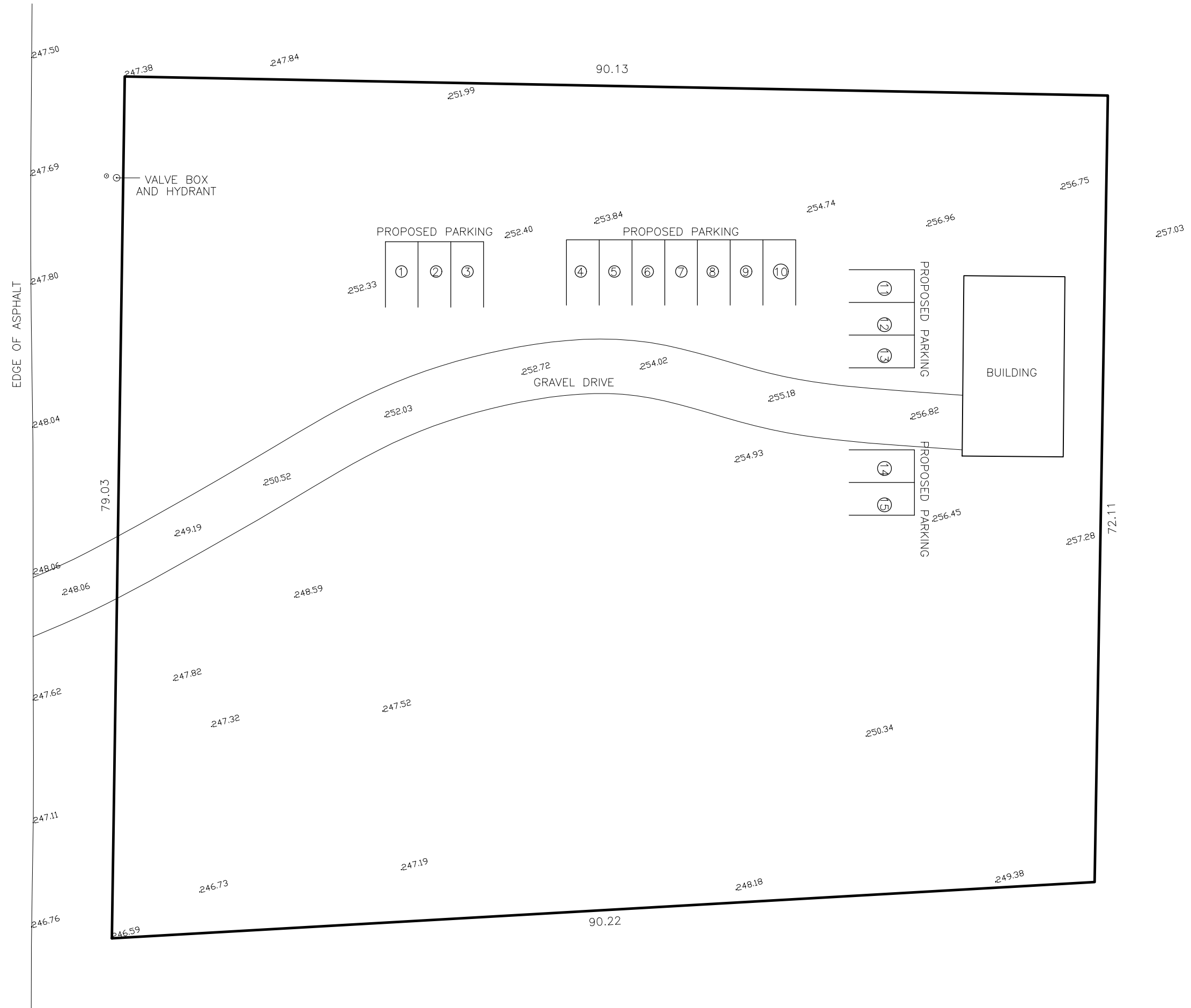
The application is considered to be consistent with the Provincial Policy Statement and in conformity with the Growth Plan for Northern Ontario. As noted, conformity with the City of Greater Sudbury Official Plan is not required for temporary use by-laws. Planning Services recommends that the application be approved subject to the above noted conditions which have been included in the recommendation section of this report.

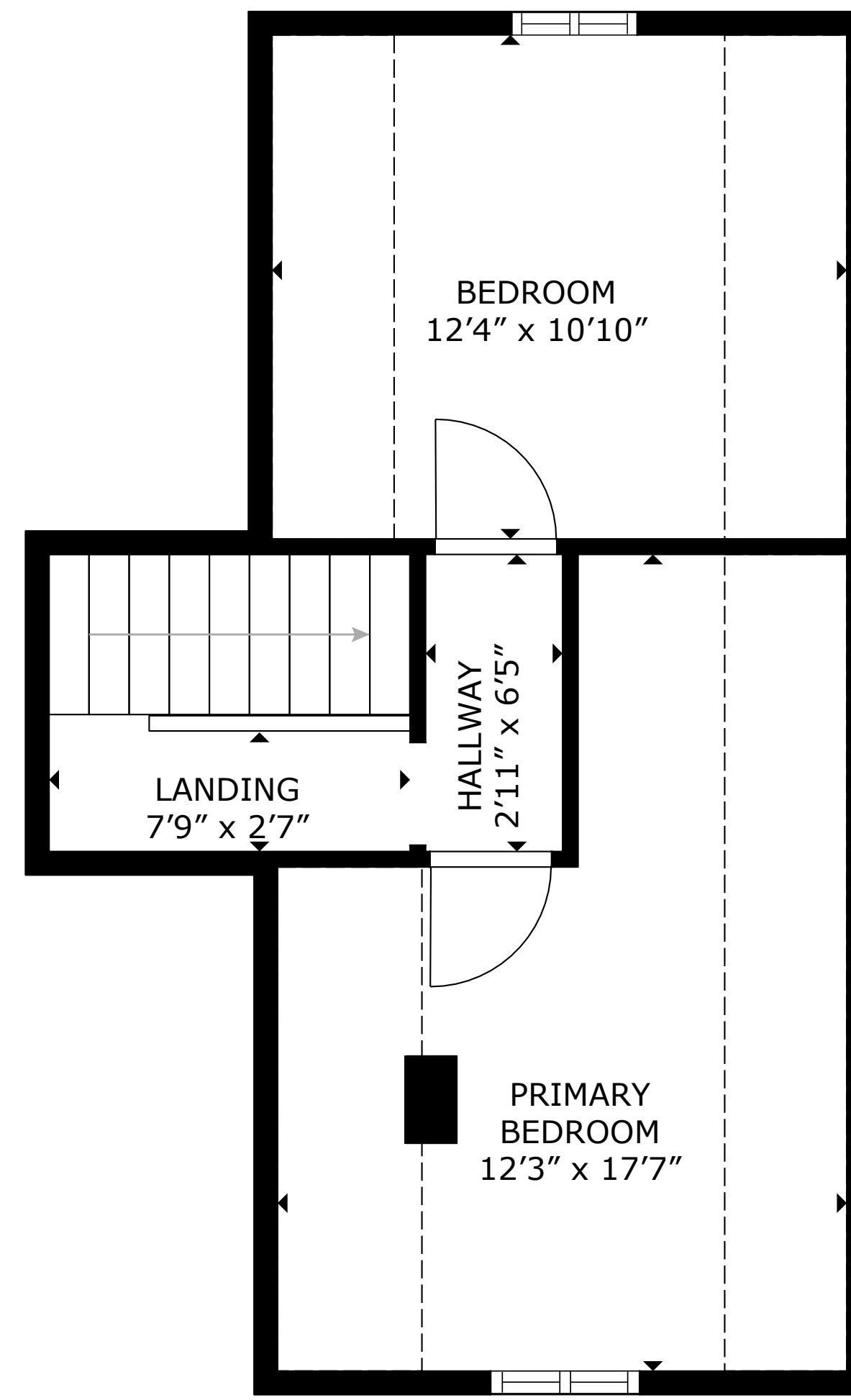


Growth and Infrastructure Department		
<p>Subject Property being PIN 73375-0003, Parcel 10080 SEC SWS SRO, Lot 6, Concession 4, Township of Waters, 58 Jacobson Drive, Lively, City of Greater Sudbury</p>		
<p>NTS Sketch 1</p>	<p>751-8/24-03 Date: 2024 08 14</p>	

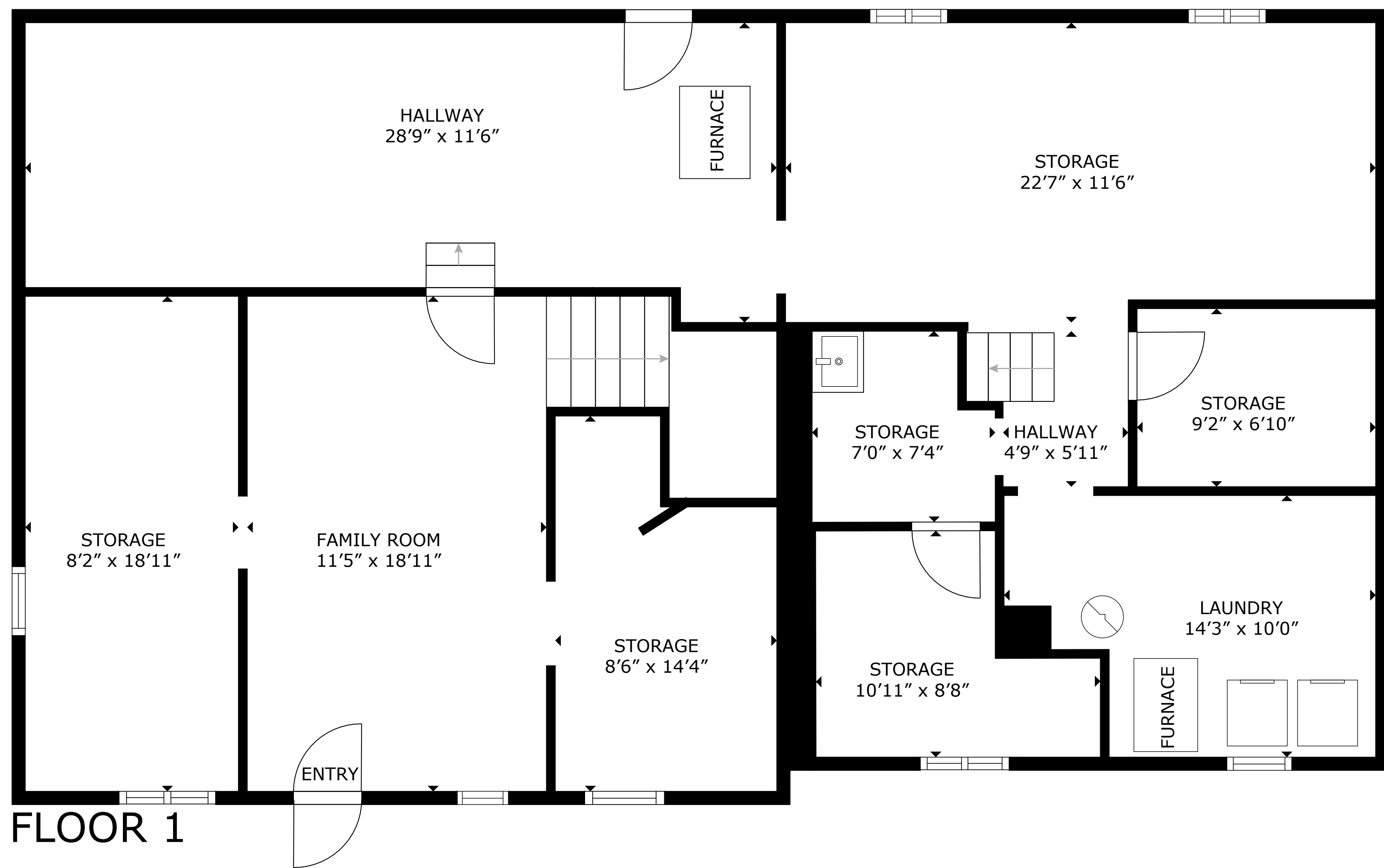


JACOBSON DRIVE

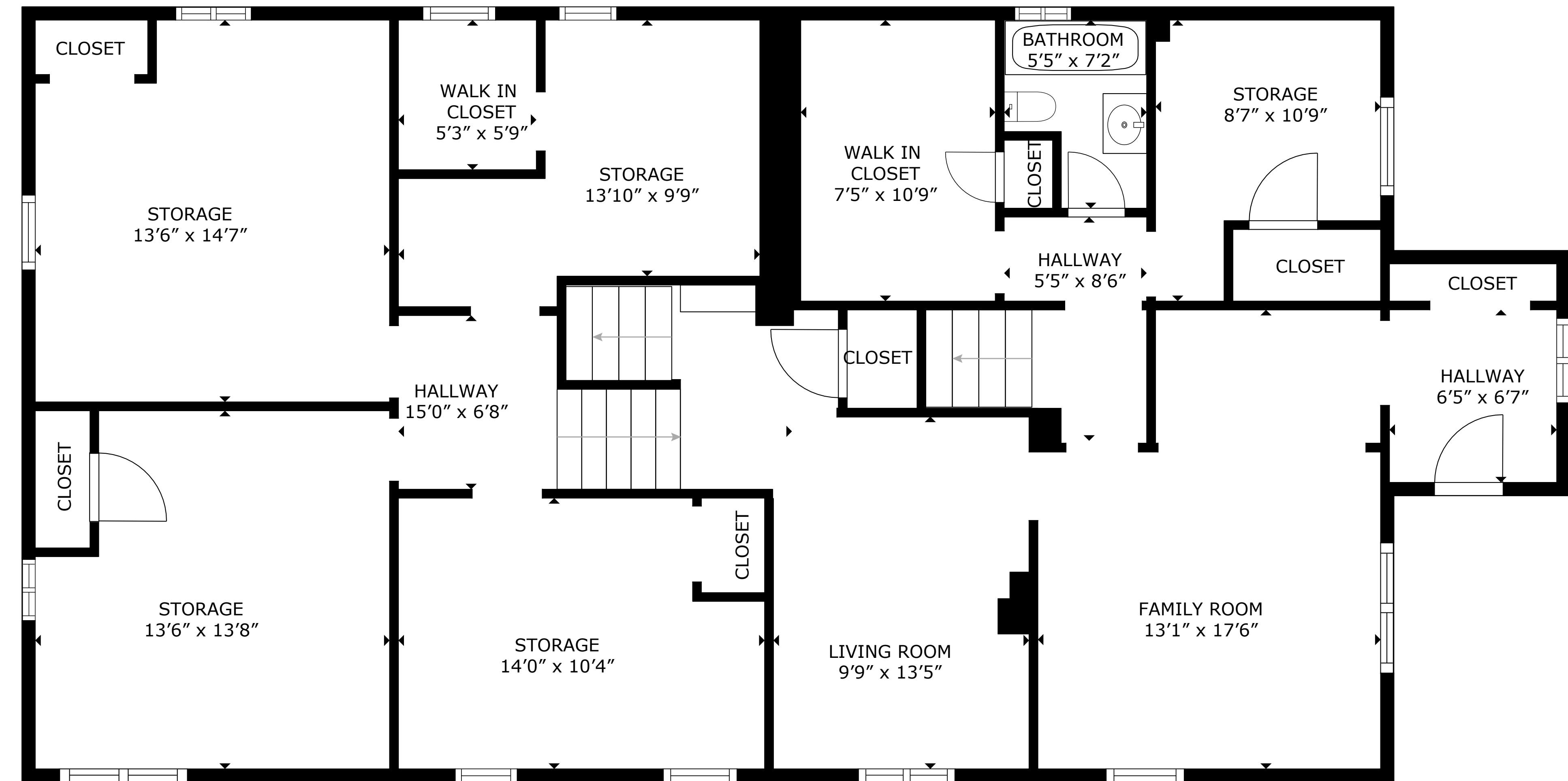




FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1,499 sq. ft, FLOOR 2: 1,536 sq. ft,
 FLOOR 3: 247 sq. ft, TOTAL: 3,282 sq. ft
 REDUCED HEADROOM BELOW: 1.5M: 139 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON SEPTEMBER 27, 2001.

OCTOBER 3, 2001

A. Bortolussi
 A BORTOLUSSI, OLS

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE LINE BETWEEN CONCESSIONS 4 & 5, SHOWN ON PLAN SR-3046 HAVING A BEARING OF N88°38'10"W



LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- RIB ROUND IRON BAR
- P PLAN 53R-16062
- P2 PLAN 53R-16520
- P3 PLAN BY A O ESTE, OLS
- P4 PLAN 53R-4372
- P5 PLAN SR-3046
- M MEASURED
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- AOE A O ESTE, OLS
- 707 R T LANE, OLS
- 1429 J E KIRKLAND, OLS
- 1430 S J GOSSLING, OLS
- GTR G T ROGERS, OLS
- EJL E J LACKSTROM, OLS
- OU ORIGIN UNKNOWN
- /// BROKEN LINE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1375539

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
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In accordance with
 Regulation 1028, Section 29(3).

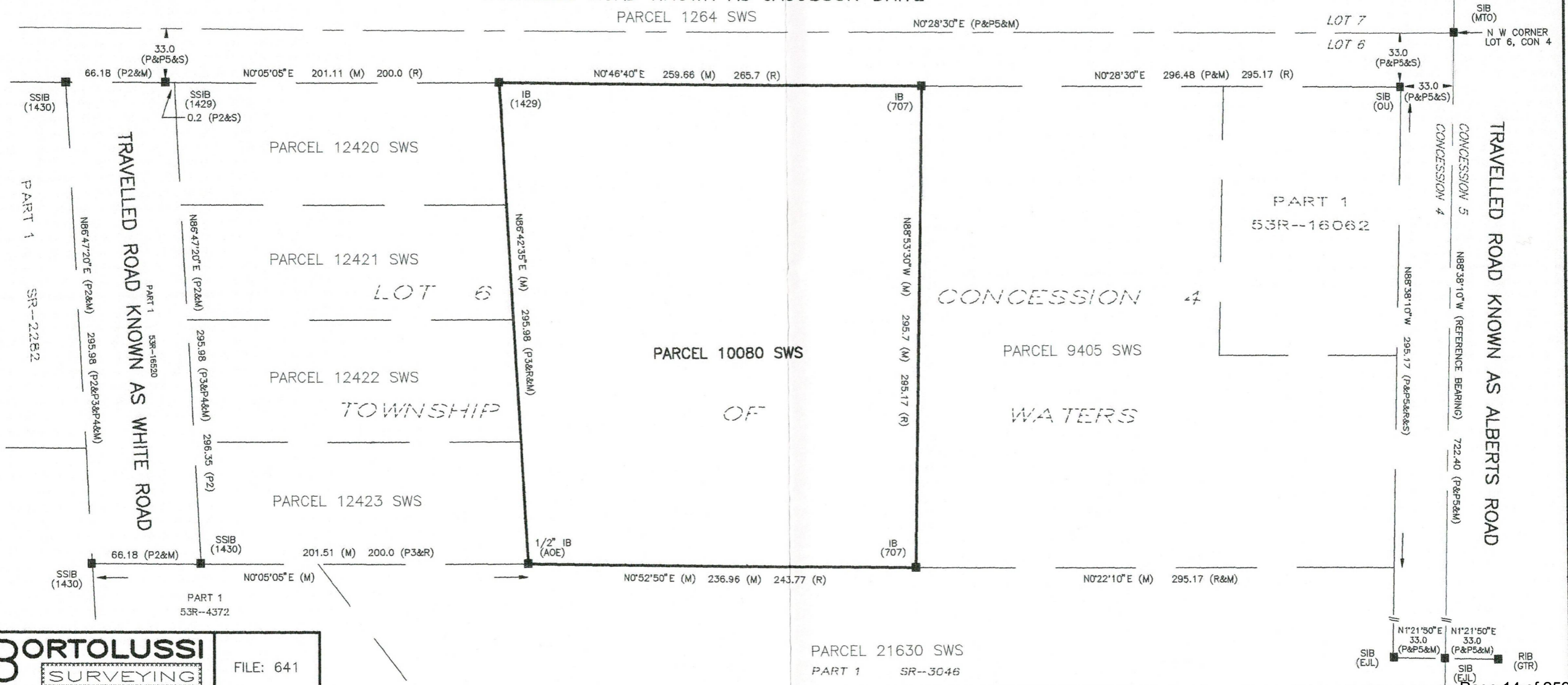
PART 1
 SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 6
CONCESSION 4
 TOWNSHIP OF WATERS
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE : 1 INCH = 60 FEET

2001

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

TRAVELLED ROAD KNOWN AS JACOBSON DRIVE

PARCEL 1264 SWS

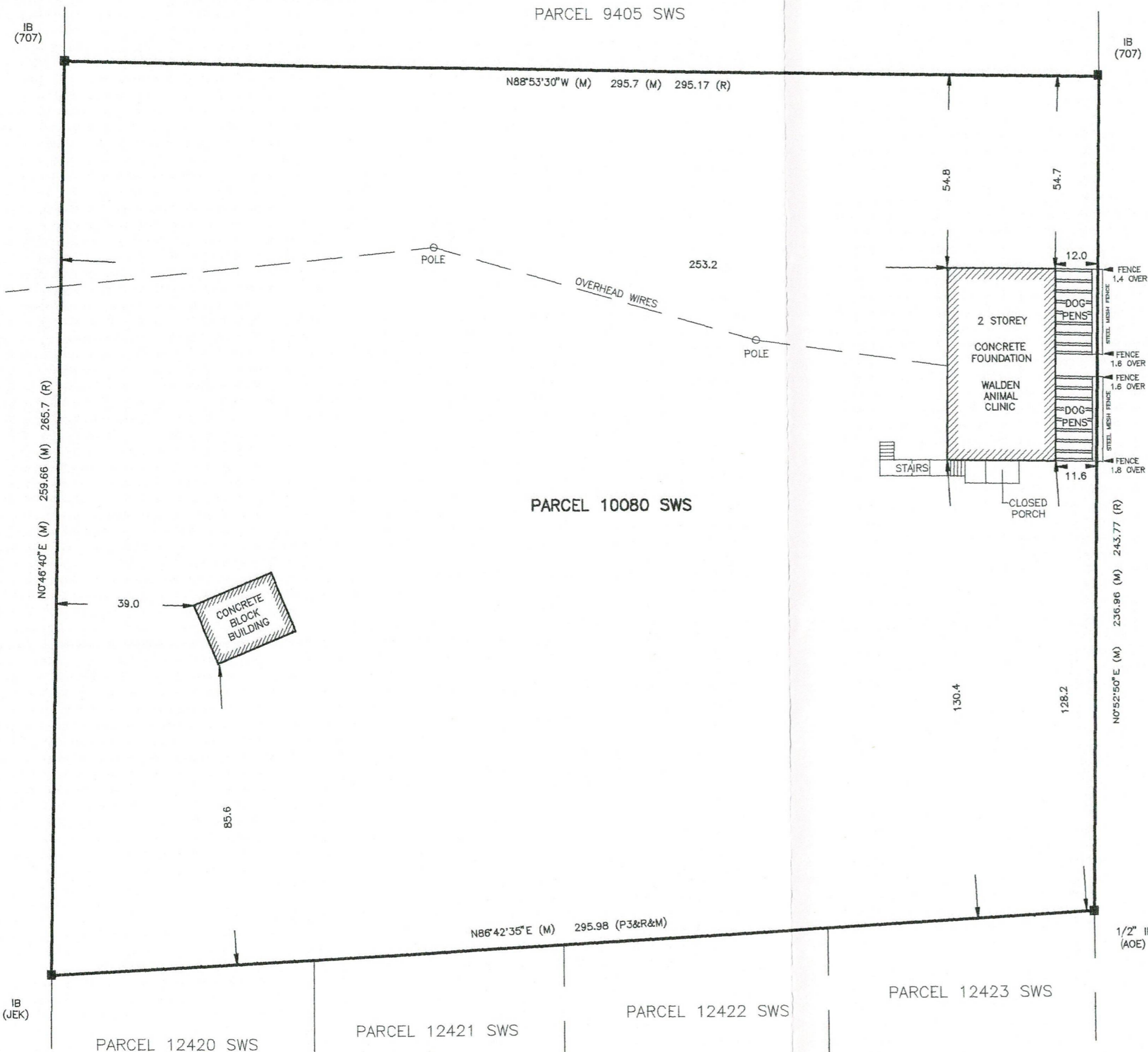


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 SURVEYING

FILE: 641

PARCEL 21630 SWS
 PART 1 SR--3046

TRAVELLED ROAD KNOWN AS JACOBSON DRIVE



PART 2
 SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT 6
CONCESSION 4
 TOWNSHIP OF WATERS
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE : 1 INCH = 30 FEET
 0 15 30 45 60
 2001

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

LEGEND:

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- RIB ROUND IRON BAR
- P PLAN 53R-18062
- P2 PLAN 53R-18520
- P3 PLAN BY A O ESTE, OLS
- P4 PLAN 53R-4372
- P5 PLAN SR-3046
- M MEASURED
- S SET
- R REGISTRY
- MTD MINISTRY OF TRANSPORTATION
- AOE A O ESTE, OLS
- 707 R T LANE, OLS
- 1429 J E KIRKLAND, OLS
- 1430 S J GOSSLING, OLS
- EJL E J LACKSTROM, OLS
- GTR G T ROGERS, OLS
- OU ORIGIN UNKNOWN
- /// BROKEN LINE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
1375539

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 In accordance with
 Regulation 1026, Section 29(3).

REPORT

THIS PLAN & REPORT IS PREPARED FOR: MR ROD JOUPPI

DESCRIPTION:

PARCEL 10080 SWS, BEING PART OF LOT 6, CONCESSION 4 TOWNSHIP OF WATERS, KNOWN AS 58 JACOBSON DRIVE

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

THERE ARE NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

NOTES:

TIES TAKEN TO THE SIDING
 NOTE THE OVERHEAD WIRES CROSSING THE PROPERTY
 THE DOG PEN FENCES EXTEND ONTO PARCEL 21630 SWS AS SHOWN

BORTOLUSSI
 SURVEYING

FILE: 641



Photo 1. Subject lands at 58 Jacobson Drive, showing the existing building, facing east. Photo taken December 6, 2024. CGS File 751-8/24-03.



Photo 2. Subject lands at 58 Jacobson Drive, showing the existing building, facing east from the Jacobson Drive road allowance. Photo taken December 6, 2024. CGS File 751-8/24-03.



Photo 3. Commercial uses west of the subject lands showing the rear of the gas station/convenience store in the foreground, and the intersection of Cavarzan Drive and Main Street with a grocery store in the background, facing west. Photo taken December 6, 2024. CGS File 751-8/24-03.



Photo 4. Commercial use west of the subject lands, facing northwest. Photo taken December 6, 2024. CGS File 751-8/24-03.



Photo 5. Adjacent residential uses to the south of the subject lands, facing south. Photo taken December 6, 2024. CGS File 751-8/24-03.



Photo 6. Adjacent residential uses to the north of the subject lands, facing east. Photo taken December 6, 2024. CGS File 751-8/24-03.

**Rockwood Drive Vintage Green
Subdivision, Sudbury**

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/24-18 & 780-6/01002

Report Summary

This report provides recommendations regarding an application for rezoning and an application to redraft the existing draft approved Vintage Green plan of subdivision and update where necessary those conditions that together form the draft approval that is applicable to subject lands.

This report is presented by Wendy Kaufman, Senior Planner.

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

Resolutions

Resolution 1:

Resolution Regarding the Rezoning

THAT the City of Greater Sudbury approves the application by Dalron Construction Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R3”, Medium Density Residential, on lands described as Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder, as outlined in the report entitled “Rockwood Drive/Vintage Green Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025, subject to the following conditions:

1. That the amending by-law includes the following site-specific provisions:

- (i) That one parking space shall be required for a row dwelling unit, where 1.5 parking spaces per row dwelling unit is required;
- (ii) A maximum lot coverage of 50% shall be permitted for a row dwelling unit or street townhouse dwelling unit 50%, where a maximum of 40% is permitted; and
- (ii) Driveways for a pair of units shall be paired and centred at the common wall.

2. That prior to the enactment 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.

Resolution 2:

Resolution Regarding the Redraft of the Subdivision

THAT the City of Greater Sudbury's delegated official be directed to redraft and amend the conditions of draft approval for a plan of subdivision on those lands described as Parcels 50561 & 50562, Part of Lot 5, Concession 5, Township of Broder, File # 780-6/01002, as outlined in the report entitled "Rockwood Drive/Vintage Green Subdivision, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting of January 20, 2025, subject to the following conditions:

1. That the redraft and amendments to the conditions of draft approval be implemented concurrently with the zoning by-law amendment.
2. That a finalized and dated redraft plan be provided to Planning Services.
3. The conditions of draft approval be amended as follows:
 - a) In Condition #1, by adding reference to the finalized and dated redraft plan.
 - b) In Condition #6, by adding the following: The owner must transfer a three metre (3.0 m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the subdivision that fronts on any existing or proposed road allowances. The Owner is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner will be responsible for all legal and survey costs, and all costs associated with obtaining said Postponement.
 - c) In Condition #8, by replacing 'Blocks 190 and 194' with 'Block 105 and PIN 73475-1413, Part 6, Plan 53R-17154'.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application for rezoning and redraft the existing draft approved plan of subdivision are operational matters under the Planning Act to which the City is responding. The applications contribute to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by promoting housing availability in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact and complete communities.

Financial Implications

If approved, staff estimates approximately \$113,650 in taxation revenue, based on the assumption of 26 row/townhouse dwelling units based on an estimated assessed value of \$275,000 at the 2024 property tax rates.

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.

The amount of development charges will be based on final review of the property by the Building Services department at the time of permit issuance.

Report Overview:

The applicant has requested to rezone the subject lands from “R1-5”, Low Density Residential One to “R3”, Medium Density Residential to permit the development of row dwelling units or street townhouse dwelling units. The applicant has also requested to redraft the existing draft-approved Vintage Green subdivision by consolidating 15 lots for single-detached dwellings into four (4) lots, resulting in four (4) lots that could accommodate a total of 26 row dwelling units or 26 street townhouse dwelling units fronting on Rockwood Drive. The applicant has also requested to maintain the current rural road standard fronting this proposal.

Staff recommends approval of the applications with the exception of the request to maintain a rural road standard, on the basis that they are otherwise consistent with the Provincial Policy Statement, conform to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, have regard for matters of provincial interest and represent good planning.

STAFF REPORT

Proposal:

The rezoning application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, by rezoning 0.7 ha (15 lots) from “R1-5”, Low Density Residential One to “R3”, Medium Density Residential to permit the development of row dwelling units or street townhouse dwelling units. The applicant has also requested to redraft the existing draft-approved Vintage Green subdivision by consolidating 15 lots for single-detached dwellings into four (4) lots, resulting in four (4) lots that could accommodate a total of 26 row dwelling units or 26 street townhouse dwelling units fronting on Rockwood Drive.

The applicant has also requested to maintain the current rural road standard fronting this proposal by requesting that Condition #9 be removed which reads as follows:

#9. That Rockwood Drive, abutting the lands to be developed, be constructed as an urban cross section which shall incorporate a 1.5 m wide sidewalk along the east side of this road, all to the satisfaction of the General Manager of Growth and Infrastructure.

The applications included the submission of a Concept Plan, the Current Draft Plan, Redraft Plan, Preliminary Stormwater Management Plan and Confirmation of Sewer and Water Capacity.

The current draft plan and zoning would permit the development of 15 lots with single detached dwellings (Lots #64-78) on the subject lands. The Vintage Green plan of subdivision was initially approved by Council for a total of 189 urban residential lots, and in addition to the 15 lots remaining on Rockwood Drive there are three lots (#83, 84 and 100) remaining at the easterly end of Tuscany Trail and a further 12 lots (#7-18) at the end of Tawny Port Drive that also remain unregistered.

Draft plan approval is scheduled to lapse on May 2, 2025. The most recent conditions of approval dated June 2022 are attached.

Existing Zoning:

The “R1-5”, Low Density Residential One zone permits a single detached dwelling, bed and breakfast, group home type 1 and a private home daycare.

Requested Zoning:

The requested “R3”, Medium Density Residential zone would additionally permit semi-detached dwellings, duplex dwellings, row dwellings, street townhouse dwellings, multiple dwellings, and a daycare centre.

Location and Site Description:

The lands subject to the rezoning are described as Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder. The lands are located on the east side of Rockwood Drive, which is a local road. The lands are approximately 300 metres south of the intersection of Countryside Drive and Rockwood Drive. There is a transit route on Algonquin Road with a stop approximately 400 m to the north of the subject lands.

The subject lands are currently vacant and have an area of approximately 0.7 ha, with approximately 233 m of frontage on Rockwood Drive and 31 m in depth. The lands are bisected by a parcel of land owned by the City for servicing.

The lands subject to the draft-approved Vintage Green subdivision are described as Parcels 50561 & 50562, Part of Lot 5, Concession 5, Township of Broder. The draft-approved subdivision was originally approved on

May 8, 2002 and includes a total area of approximately 19.32 ha. The majority of the 189 lots in the subdivision have been developed, along with Vintage Green Park (neighbourhood park) at the intersection of Tuscany Trail and Napa Valley Drive. The current draft plan and zoning would permit the development of 15 lots with single detached dwellings (Lots #64-78) on the lands subject to the current rezoning application, three lots (#83, 84 and 100) remaining at the easterly end of Tuscany Trail and a further 12 lots (#7-18) at the end of Tawny Port Drive. The subdivision lands also include southerly lands zoned "P", Park that are still owned by the applicant and are labelled as 'Block 105 and PIN 73475-1413, Part 6, Plan 53R-17154' on a plan prepared by Terry DelBosco, O.L.S. and dated December 1st, 2010. These lands are intended to be transferred to the City as part of the subdivision process and are intended to serve a natural green space with the opportunity to establish a trail linkage, depending on opportunities with adjacent properties. The recent Countryside Stormwater Pond project in this area included detailed design and construction of a stormwater dry pond to attenuate major event flows and channel upgrades along the Countryside Arena parking lot.

Surrounding Land Uses:

The area surrounding the subdivision includes:

North & east: low density residential use

South: vacant land zoned "P" and intended to be transferred to the City

West: Rockwood Drive, low density residential use

The Location Map indicates the location of the subject lands and the zoning in the area.

Site photos show the subject lands and existing residential uses in this area.

Public Consultation:

Statutory Notice of Application and Notice of Public Hearing are required for the rezoning application only. Regarding the subdivision redraft, the Planning Act only requires the City to provide notice of its decision to those listed in section 51(45) of the Planning Act after the decision is made if the changes are not considered to be minor.

Notice of Application was provided by newspaper and courtesy mail-out to surrounding property owners within 120 m of the subject lands on September 26, 2024, and to an additional area following the Ward Councillor's request to include all of Rockwood Drive and Joseph Street. The statutory notice of the public hearing was provided by newspaper on December 28, 2024 (Sudbury Star) and January 8, 2025 (Voyageur) and courtesy mail-out to those who received Notice of Application on December 17, 2024 (pending resolution of the Canada Post labour disruption).

At the time of writing this report, one (1) individual had called with questions regarding this application. Four (4) formal written submissions have been received by the Planning Services Division and are included as part of the planning report. Comments include concerns with safety due to traffic increase and loss of sidewalk, decreased property values, increased hard surfaces combined with a lack of dedicated storm sewer and reliance on ditches, neighbourhood character, concern about safety of a rural road standard considering future road connection to new development and lack of sidewalk.

Policy & Regulatory Framework:

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

- [2024 Provincial Planning Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Planning 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 Planning 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 Planning Statement (PPS).

Several sections of the PPS are relevant to the application.

Policy 2.2.1 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Policy 2.3.1.1 states that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Policy 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Policy 3.2.1 states that transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.

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. The application is considered to conform to Growth Plan policies which encourages municipalities to support and promote healthy living by providing for communities with a range and mix of housing types. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and is satisfied that the application conforms to and does not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury:

The subject property is designated as Living Area 1 in the City of Greater Sudbury Official Plan. The lands are located within the settlement area and within the built boundary of the City.

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. Intensification and development within the built boundary is encouraged.

Section 2.3.3 encourages all forms of intensification and establishes a 20% residential intensification target. Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities. 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.

Section 2.3.3.9 establishes that 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 manmade hazards; and,
- k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

Section 3.2 outlines general policies applied to Living Areas.

Section 3.2(2) states that medium density housing is permitted in all Living Area I designations where full municipal services are available.

Section 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 Bylaw.

Section 3.2.1 outlines policies for the Living Area 1 designation.

Section 3.2.1 states that the Living Area I designation has two density levels that will be recognized in the implementing Zoning By-law: low and medium density residential.

Policy 3.2.1(2) states that in medium density developments, all low density housing forms are permitted, including small apartment buildings no more than five storeys in height to a maximum net density of 90 units per hectare.

Policy 3.2.1(3) states that medium density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

Policy 3.2.1(4) states that medium density housing is to be located in areas with adequate servicing capacity and a road system that can accommodate growth. Sites should be of a suitable size to provide adequate landscaping and amenity features.

Policy 3.2.1(5) establishes the following criteria to be considered 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.

Policy 11.1(b) states that it is the objective of the transportation network policies to ensure that the transportation network provides safe, convenient and efficient and effective movement for all people and goods in Greater Sudbury.

Policy 11.7(5) regarding Action Transportation: Pedestrian and Bicycle Network, states that sidewalks facilitate active living and are an essential component of good neighbourhood design, providing a safe pedestrian environment and access to other transportation linkages such as transit stops and trails. Curbs and sidewalks in neighbourhoods also encourage walking and provide safety for children. It is policy of this Plan to provide the following on new and reconstructed roads, when feasible:

- a) Sidewalks on both sides of urban Arterial Roads and Collector Roads adjacent to developed lands;
- b) Sidewalks on at least one side of Local Roads;
- c) High quality pedestrian connections to transit;
- d) Pedestrian connections between neighbourhoods; and
- e) Pedestrian linkages to major attractions/generators.

Section 14 regarding Urban Design states that urban design, the multi-disciplinary and collaborative process that gives shape to the form, character and relationships between the various physical elements that make up the city, matters. How we design our public realm (e.g. streets and parks), private development sites, neighbourhoods, communities and city is essential to improve the overall quality of the built environment, attract economic development opportunities and the skilled labour required to achieve strategic planning goals, maintain accessibility, improve safety and security, build sustainable environments and resilience to climate change.

Section 14.1 states that the objective of the urban design policies are to:

- a) encourage well designed and high quality communities, neighbourhoods and public realm;
- b) encourage well designed and high quality development and intensification;
- c) promote an environment that is accessible, safe, sustainable and climate change resilient;

Policy 14.3.3 states that streets are significant public realm elements that provide connectivity, serve pedestrians, cyclists, public transit and vehicles, provide space for stormwater management and other municipal services and private utilities, trees and other amenities. Streets will be designed to perform these diverse roles balancing the needs of various users within the right of way.

Policy 14.3.4 states that area streetscapes are to be improved over time to provide safe, attractive, interesting and comfortable spaces through appropriate upgrades, such as landscaping, lighting, sidewalks, paving, street furniture and public art. These treatments should complement adjacent built form and open spaces, adding to a neighbourhood's character.

Policy 14.3.8. states that to the extent possible, Living Areas will be connected through the use of open space corridors, trails, sidewalks and streets so that neighbourhoods and schools are linked and interaction is facilitated.

Policy 17.2.1 states that to encourage a greater mix of housing types and tenure, it is policy of this Plan to:

- a) encourage a wide range of housing types and forms suitable to meet the housing needs of all current and future residents;
- b) encourage production of smaller (one and two bedroom) units to accommodate the growing number of smaller households;
- c) promote a range of housing types suitable to the needs of senior citizens; and
- d) 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 19.4.3 states that when approving Plans of Subdivision, or in recommending approval of a Plan of Subdivision, the City will have regard, among other matters, to (a) the conformity of the proposed Plan of Subdivision with this Plan; and (b) matters listed under the Planning Act. Section 51(24) of the Planning Act lists criteria that the approval authority shall have regard for in considering a draft plan of subdivision.

Zoning By-law 2010-100Z:

The development standards for the requested R3 zone require a maximum height of 11.0 m. The minimum required front yard is 6.0 m, rear yard is 7.5 m and interior side yard is 1.8 m for a two-storey dwelling or 1.2 m for a one-storey dwelling. The maximum lot coverage is 40%. The general provisions of the zoning by-law require a minimum of 30% of the lot area to be maintained as landscaped open space. Parking provisions for the row dwelling units require 1.5 spaces per unit, or a minimum of 39 spaces ((26*1.5)=39). Parking

provisions for street townhouse units require 1 space per unit, or a minimum of 26 spaces. A planting strip is required to be provided along the boundary of the “R1-5”, Low Density Residential One along the northerly and easterly lot lines. A minimum 3.0 m landscape area is required to be provided along the right-of-way.

Site Plan Control:

A site plan control agreement is not required for this development (not required for development of a lot with 10 or less residential units).

Departmental & Agency Circulation:

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

No concerns were raised by Transit or Strategic & Environmental Planning Initiatives. No comments were received from Canada Post.

Conservation Sudbury does not oppose the rezoning of lots 64-78 on Rockwood Drive to “R3” and consolidated into four lots. Their mapping indicates that the subject property contained a small wetland that has previously been filled, in the vicinity proposed lots 3, 4 and Block 17 on Rockwood Drive. Geotechnical analysis will be required for lots 3 and 4 to ensure that the soils are appropriate for construction.

Infrastructure Capital Planning Services, Transportation & Innovation Section has commented that the request to eliminate condition #9, a requirement for urbanization, will not be supported by Infrastructure Capital Planning Services.

Infrastructure Capital Planning Services, Drainage Section has provided the following comments regarding the subdivision redraft:

- Enclose the existing roadside ditch with a storm sewer system and connect the existing storm sewer system located north of the subdivision. Roadside ditches will not be permitted. The underground storm sewer system within the plan of the 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 two-year design storm.
- Minor storm drainage from the plan of the 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.

Development Engineering has the following comments: It is our understanding that this application will remain under subdivision development. Condition #9 of the Council Condition of Draft Approval requiring the lands to be constructed to an urban standard must remain. Included in this, there is an outlet to the storm sewer system within the northern portion of the development that needs to be linked to the storm system within the southern portion of this remaining portion of development. This storm infrastructure needs to be within a piped network and not sent through roadside ditches along the frontage of this development. We have no objection to the change in Zoning By-law from “R1-5”, Low Density Residential One, to “R3” Medium Density Residential, in order to consolidate fifteen (15) lots into four (4) lots and permit the development of row dwelling units or street townhouse dwelling units provide that Condition 9 of the Council Condition of Draft Approval remains.

Building Services has no objections with the proposed re-zoning subject to the following comments:

- The building layouts as shown with individual driveways is appropriate for Street Townhouse Dwellings with the provision of a single unencumbered parking space per unit.
- The lot coverage indicated does not comply with the zone standard of 40% maximum.

Greater Sudbury Hydro advises that the owner/developer must transfer a three metre (3m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the subdivision that fronts on any existing or proposed road allowances. The Owner/Developer will be responsible for all legal and survey costs associated with this. The owner/developer is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner/Development will be responsible for all costs associated with obtaining said Postponement.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The PPS (2024), 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 applications would enable the development of 26 row dwelling units or street townhouse dwelling units where 15 single-detached dwellings would be permitted, while maintaining the current rural road standard.

Rezoning

Staff recommends that the rezoning application is consistent with and conforms to the PPS and Official Plan direction to direct development to fully serviced settlement areas, and to enable densities 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. The Official Plan encourages all forms of intensification and approval of this application will help to achieve the City's 20% intensification target.

Both the PPS and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan 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. The proposal may result in new row dwelling rental units or individually-owned townhomes which represent a more compact and lower-cost product type, and staff recommends that this proposal is consistent with and conforms to these policies. Further, this proposal supports the City's Municipal Housing Pledge to achieve the target of 3800 new homes constructed by 2031. The City's [Housing Supply and Demand Analysis](#) (N. Barry Lyon Consultants Ltd., 2023) identified the most significant housing gaps are observed in the rental market. There is an immediate need for 470 additional rental units to achieve a vacancy rate of 5%, and an average of 66 additional rental units per year for the next 30 years to meet anticipated demand. The analysis also states the City should encourage a broader supply of ownership housing such as townhomes, semi-detached and condominium apartments. The City's Populations Projections Report (Hemson, 2023) forecasts that over the next 30 years, over 10% of all housing unit growth will be in the form of row housing. This is a significant shift; in the last 15 years row housing growth accounted for less than 5% of all new units.

The Official Plan requires consideration of infrastructure, services, and amenities that are available to future residents. There are full municipal services with adequate capacity available in the Rockwood Drive road allowance. Algonquin Road to the north of the subject lands is serviced by public transit which connects to the South End Transit Hub. Employment opportunities, commercial areas, and community services are available in close proximity. Vintage Green Park is located to the east of the subject lands. Traffic is not expected to be impacted by this proposal. Staff recommends the subject property is an appropriate location for the proposed row dwellings or street townhouse dwellings.

The proposed 26 units would result in a net density of approximately 36 units per hectare (26/0.7313), which is at the threshold for low density development (<36 units per ha). The rezoning will enable the proposed row dwelling or street townhouse dwelling built form, which is not permitted in the R1-5 zone, and represents small-scale intensification. The Official Plan requires consideration of the compatibility of the proposal with

the surrounding residential neighbourhood. The maximum height permitted in the requested R3 zone is the same as the current R1-5 zone, being 11 m. Given the mix of uses in the area and the existing physical character, staff is of the opinion that the scale, massing, height, siting and setbacks of the proposed development are similar to and compatible with the surrounding neighbourhood. Staff have not recommended restricting building height nor built form through the site-specific zoning, which will enable future flexibility in the development of the site.

The Official Plan establishes criteria for intensification and for rezoning lands within the Living Area 1 designation, including site suitability. In terms of the suitability of the site to accommodate the additional density and built form, the applicant's concept plan demonstrates compliance with the majority of the development standards applicable to row dwellings or street townhouse dwellings. The proposed lots meet the minimum lot area and dimensions required by the zoning by-law. The applicant's site plan shows rear yard amenity areas for each unit that meet the minimum 7.5 m rear yard required for row dwellings or street townhouse. The minimum front and interior side yards can also be accommodated. Planting strips abutting the R1-5 zoned lots to the north and east with a minimum width of 3.0 metres (which can be reduced to 1.8 m where an opaque fence is provided), can be accommodated by the proposed layout on the site plan. Staff recommends the site is suitable and can accommodate the 26 dwelling units as proposed.

The applicant's concept plan illustrates that 1 parking space per unit can be accommodated in a garage. While 1 space is adequate for a street townhouse, 1.5 spaces per unit are required for row dwellings (typically a visitor/overflow parking area is included in a row dwelling complex design). The required parking for row dwellings is not illustrated on the concept plan since required spaces must be individually accessible and not be in tandem. Given the row dwellings are oriented to the street with individual garages and 6.0 m driveways that can functionally accommodate two spaces, staff would recommend that site-specific relief be granted to permit 1 parking space per row dwelling unit. It is also recommended to require paired driveways for the units to minimize the number of entrances, as shown on the concept plan.

Further to comments from Building Services, staff notes that the maximum lot coverage is 40% where a lot coverage of 50% is shown on the site plans. Rather than the applicant having to adjust the building footprints or apply for minor variance, staff recommends that a maximum lot coverage of 50% be permitted for a row dwelling or street townhouse dwelling since this increase in is minor in nature and appropriate for the development of the site.

Redraft of the Existing Draft-Approved Subdivision

The lands subject to the application are part of the Vintage Green subdivision that was originally draft-approved in 2002, the majority of which has been developed. The proposed redraft is largely technical in nature in that it proposes consolidation of lots, and does not propose any changes to the layout of streets or open space blocks.

Section 51(24) of the Planning Act

Section 19.4.3 of the Official Plan refers to matters listed under the Planning Act that the City will have regard for in considering a Plan of Subdivision. Section 51(24) of the Planning Act establishes specific criteria for consideration, which are reviewed as follows:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2: The plan has regard to matters of provincial interest including (h) the orderly development of safe and healthy communities; (j) the adequate provision of a full range of housing; and (p) the appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest: The application is a redraft of an existing plan of subdivision, is not considered to be premature, and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any: The plan conforms to the Official Plan, and aligns with the surrounding final-approved plans of subdivision.

(d) the suitability of the land for the purposes for which it is to be subdivided: The lands are suitable, or, in some cases, conditions of development provide for assurance of suitability through the preparation of studies and/or detailed design reports. The grading and drainage plans for this development will be required to address the existing on-site and off-site flows to the satisfaction of Engineering Staff.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them: Not impacted by the redraft application.

(f) the dimensions and shapes of the proposed lots: The proposed dimensions and shapes of the proposed lots are appropriate and comply with the requirements of the current or requested zone.

(h) conservation of natural resources and flood control: The proposed conditions provide for assurance of conservation of natural resources and flood control through the preparation of studies and/or detailed design reports.

(i) regarding the adequacy of utilities and municipal services, (j) regarding the adequacy of school sites: Utilities and municipal services and school sites are adequate for the proposed development.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy: The redraft of the plan is not expected to affect the available supply, means of supplying, efficient use and conservation of energy.

(d.1) regarding affordable housing, (g) regarding restrictions on the land proposed to be subdivided or the buildings and structures proposed to be erected, (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes, and (m) regarding site plan control: Not applicable.

Draft Approval Conditions

The draft conditions dated June 2022 are attached to this report along with an excerpt of the draft-approved plan showing the area proposed to be redrafted.

Departmental and agency comments are summarized in this report. The recommended changes to the conditions of draft plan approval include:

- Update of Condition #1 to add reference to the redraft plan.
- Update of Condition #6 to include explicit requirements from Greater Sudbury Hydro Inc. regarding easements and a Postponement.
- Update of Condition #8 by replacing 'Blocks 190 and 194' with 'Block 105 and PIN 73475-1413, Part 6, Plan 53R-17154', to accurately refer to the lands to be dedicated to the City to fulfill the 5% parkland requirement for the subdivision.

The owner has requested to delete Condition #9 in order to maintain the current rural road standard fronting this proposal on the east side of Rockwood Drive, which would mean that a sidewalk would not be required and ditches could be used rather than underground storm sewers. Staff has explored this subject with the applicant during the pre-consultation process. Further to comments from Development Engineering and Infrastructure Capital Planning, staff does not support the proposal for a rural road standard in this location. Urbanization is required for compliance with the City's urban standards for road design to ensure ease of maintenance of urban infrastructure rather than rural-style culverts/ditches. In addition to practical considerations, the concept of providing a rural cross-section without a sidewalk in an urban area does not comply with broader PPS and Official Plan policies related to the provision of transportation systems that are safe, the promotion of active transportation, and urban design policies that acknowledge that streets are

significant public realm elements that serve all users, provide space for stormwater management and other municipal services and private utilities, and are to be improved over time to complement the adjacent built form and add to a neighbourhood's character.

Staff acknowledges that, in this situation, the owner has the opportunity to apply to the City for a cost-sharing agreement to urbanize the west side of the road at the same time the east side is being urbanized as part of the development process. Staff does not recommend that Condition #9 be deleted as requested by the applicant.

Conclusion:

The Planning Division undertook a circulation of the applications 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 R1-5 to R3(S) to permit the development of row dwellings or street townhouse units.

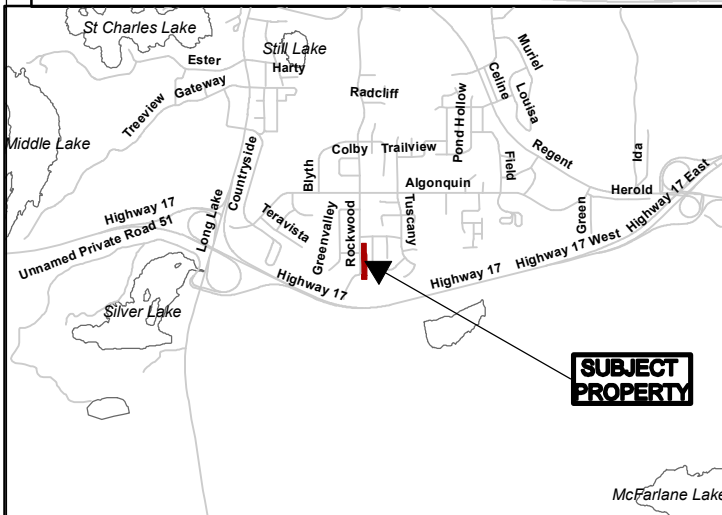
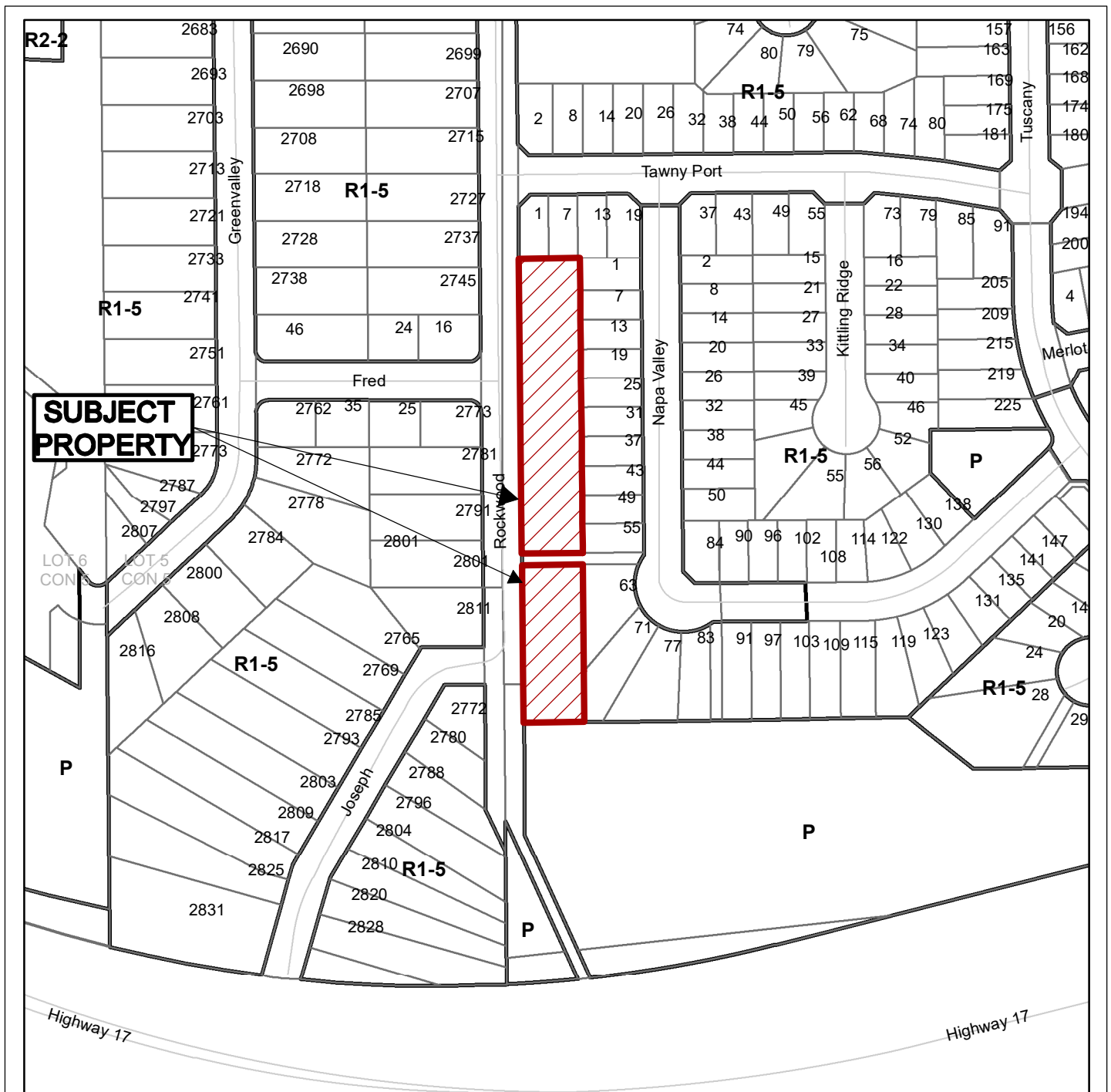
The redraft of the existing draft-approved Vintage Green subdivision would consolidate 15 lots for single-detached dwellings into four (4) lots that could accommodate a total of 26 row dwelling units or 26 street townhouse dwelling units fronting on Rockwood Drive.

The development of the subject lands achieves a number of policy directives related to 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 these applications.

Staff is satisfied that the applications are consistent with the PPS and conform to the Growth Plan and the Official Plan. Staff is of the opinion that the proposed zoning by-law amendment and redraft of the plan of subdivision are appropriate based on the following:

- The proposed row dwellings or street townhouse dwellings will contribute to the range and mix of housing available in the area and support residential intensification targets and the City's Municipal Housing Pledge.
- The site is suitable for the proposed density and built 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.
- The sewer and water services are adequate for the site.
- The redraft of the subdivision has been evaluated and has regard for Section 51(24) of the Planning Act.

Staff recommends approval of the applications as described in the Resolution section on the basis that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, have regard for matters of provincial interest and represent good planning.



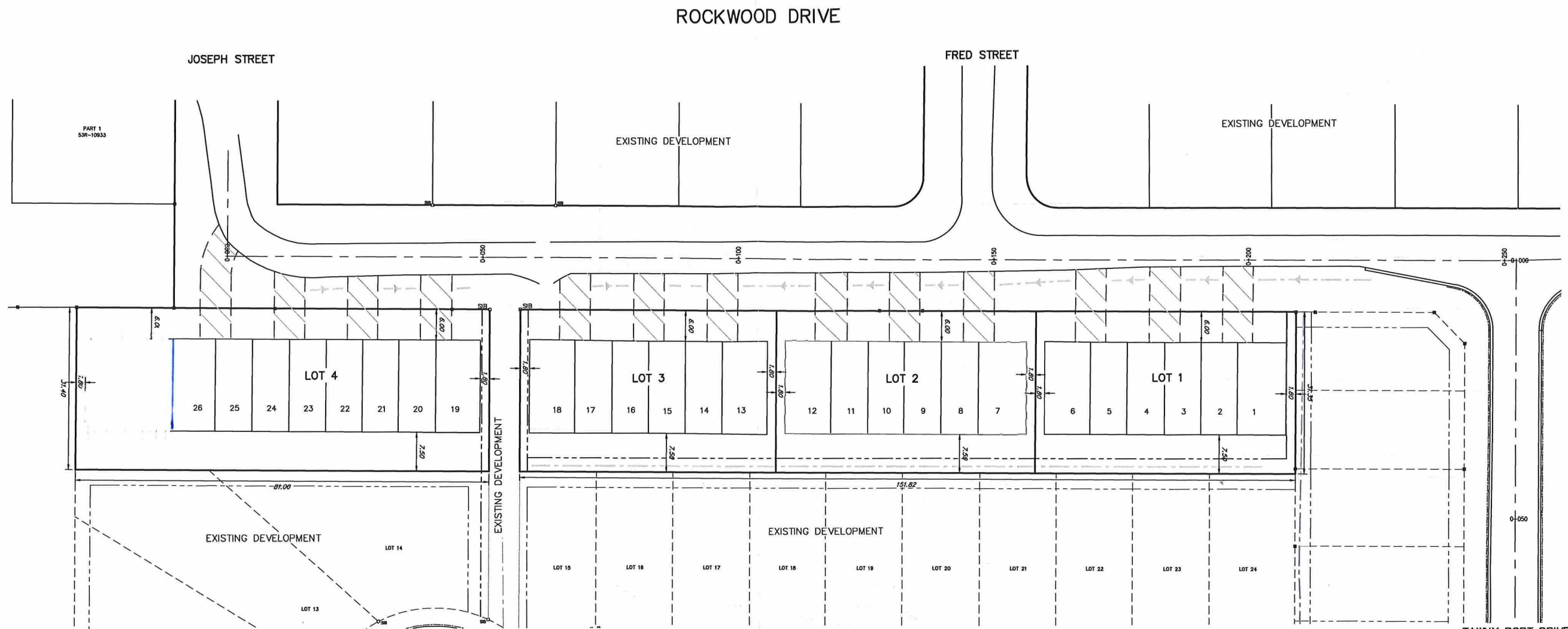
Growth and Infrastructure Department



Subject Property being Part of PIN 73475-1695,
 Part 2 on Plan 53R-17154,
 Parts 2 to 5 on Plan 53R-15986,
 Part Lot 5, Concession 5,
 Township of Broder,
 0 Rockwood Drive, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

780-6/01-002
 Date: 2024 09 17



ZONING: MULTI-RESIDENTIAL (R3)
USE: RESIDENTIAL STREET TOWN

	PROVIDED	REQUIRED
LOT 4 PROJECT AREA (OVERALL)	2,550 SQ.M.	
BUILDING COVERAGE	1,274 SQ.M. (49.9%)	<50%
GROSS FLOOR AREA (NEW)	1,496 SQ.M.	
NEW BUILDING BUILDING HEIGHT	2 STORY	<11M
LANDSCAPED AREA (NEW)	923 SQ.M. (36.2%)	>10%
FRONT YARD SETBACK (NEW)	6.0M	6M
INT. SIDE YARD SETBACK (NEW)	1.8M	1.8M
REAR YARD SETBACK (NEW)	7.5M	7.5M
PARKING CALCULATION (NEW)	1.5 SPACES PER UNIT	
SPACES (NEW)	16 SPACES	12 SPACES

ZONING: MULTI-RESIDENTIAL (R3)
USE: RESIDENTIAL STREET TOWN

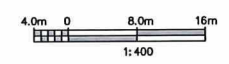
	PROVIDED	REQUIRED
LOT 3 PROJECT AREA (OVERALL)	1,574 SQ.M.	
BUILDING COVERAGE	786 SQ.M. (49.9%)	<50%
GROSS FLOOR AREA (NEW)	1,574 SQ.M.	
NEW BUILDING BUILDING HEIGHT	2 STORY	<11M
LANDSCAPED AREA (NEW)	523 SQ.M. (33.2%)	>10%
FRONT YARD SETBACK (NEW)	6.0M	6M
INT. SIDE YARD SETBACK (NEW)	1.8M	1.8M
REAR YARD SETBACK (NEW)	7.5M	7.5M
PARKING CALCULATION (NEW)	1.5 SPACES PER UNIT	
SPACES (NEW)	12 SPACES	9 SPACES

ZONING: MULTI-RESIDENTIAL (R3)
USE: RESIDENTIAL STREET TOWN

	PROVIDED	REQUIRED
LOT 2 PROJECT AREA (OVERALL)	1,587 SQ.M.	
BUILDING COVERAGE	793 SQ.M. (49.9%)	<50%
GROSS FLOOR AREA (NEW)	1,587 SQ.M.	
NEW BUILDING BUILDING HEIGHT	2 STORY	<11M
LANDSCAPED AREA (NEW)	530 SQ.M. (33.4%)	>10%
FRONT YARD SETBACK (NEW)	6.0M	6M
INT. SIDE YARD SETBACK (NEW)	1.8M	1.8M
REAR YARD SETBACK (NEW)	7.5M	7.5M
PARKING CALCULATION (NEW)	1.5 SPACES PER UNIT	
SPACES (NEW)	12 SPACES	9 SPACES

ZONING: MULTI-RESIDENTIAL (R3)
USE: RESIDENTIAL STREET TOWN

	PROVIDED	REQUIRED
LOT 1 PROJECT AREA (OVERALL)	1,602 SQ.M.	
BUILDING COVERAGE	800 SQ.M. (49.9%)	<50%
GROSS FLOOR AREA (NEW)	1,600 SQ.M.	
NEW BUILDING BUILDING HEIGHT	2 STORY	<11M
LANDSCAPED AREA (NEW)	536 SQ.M. (33.5%)	>10%
FRONT YARD SETBACK (NEW)	6.0M	6M
INT. SIDE YARD SETBACK (NEW)	1.8M	1.8M
REAR YARD SETBACK (NEW)	7.5M	7.5M
PARKING CALCULATION (NEW)	1.5 SPACES PER UNIT	
SPACES (NEW)	12 SPACES	9 SPACES



REVISIONS		
DATE	DETAILS	BY

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED
- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.

DATE: 2023-11-29
DRAWN: LZ
DESIGNED:
CHECKED:
ENGINEER:
APPROVED:

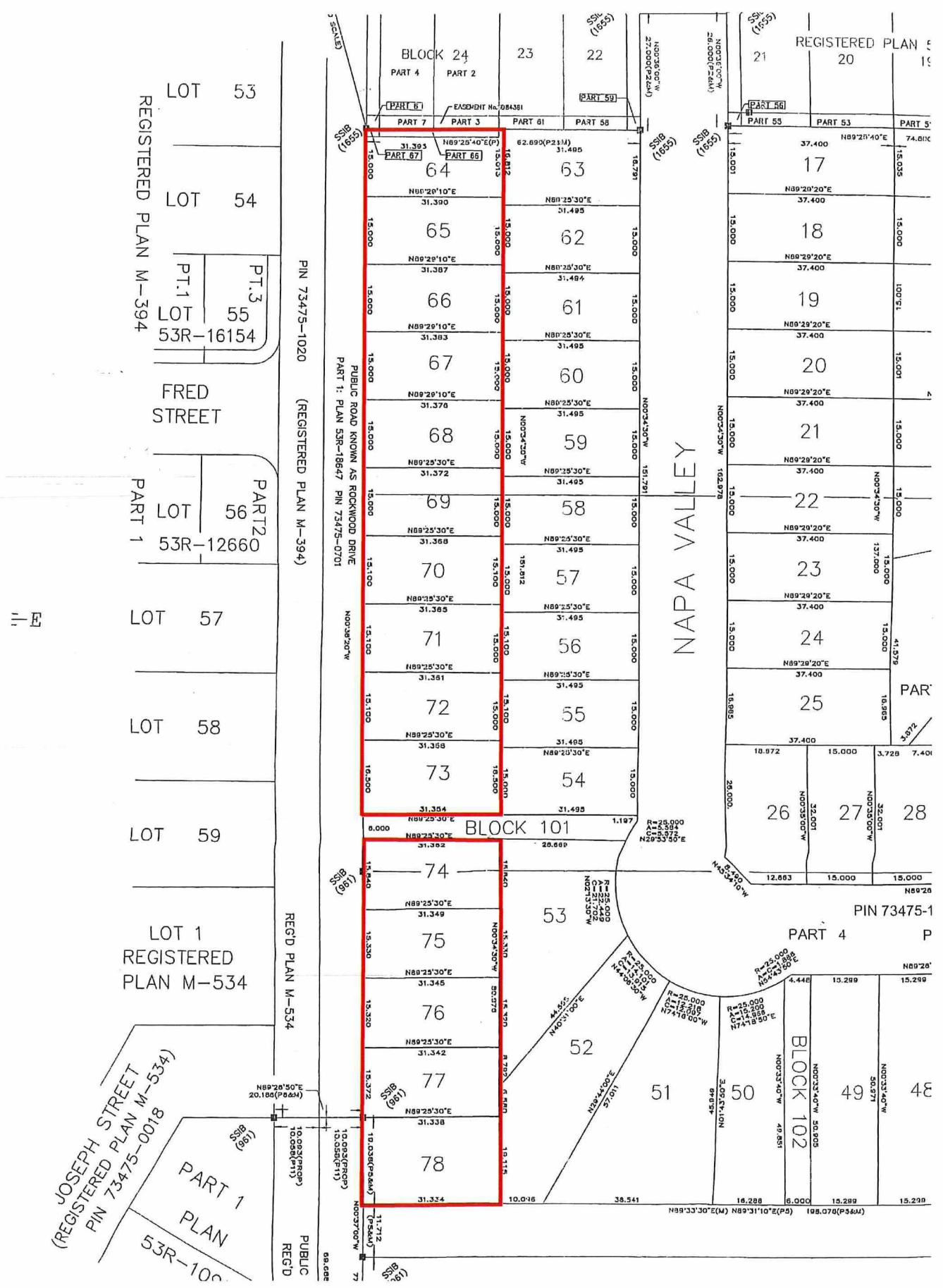


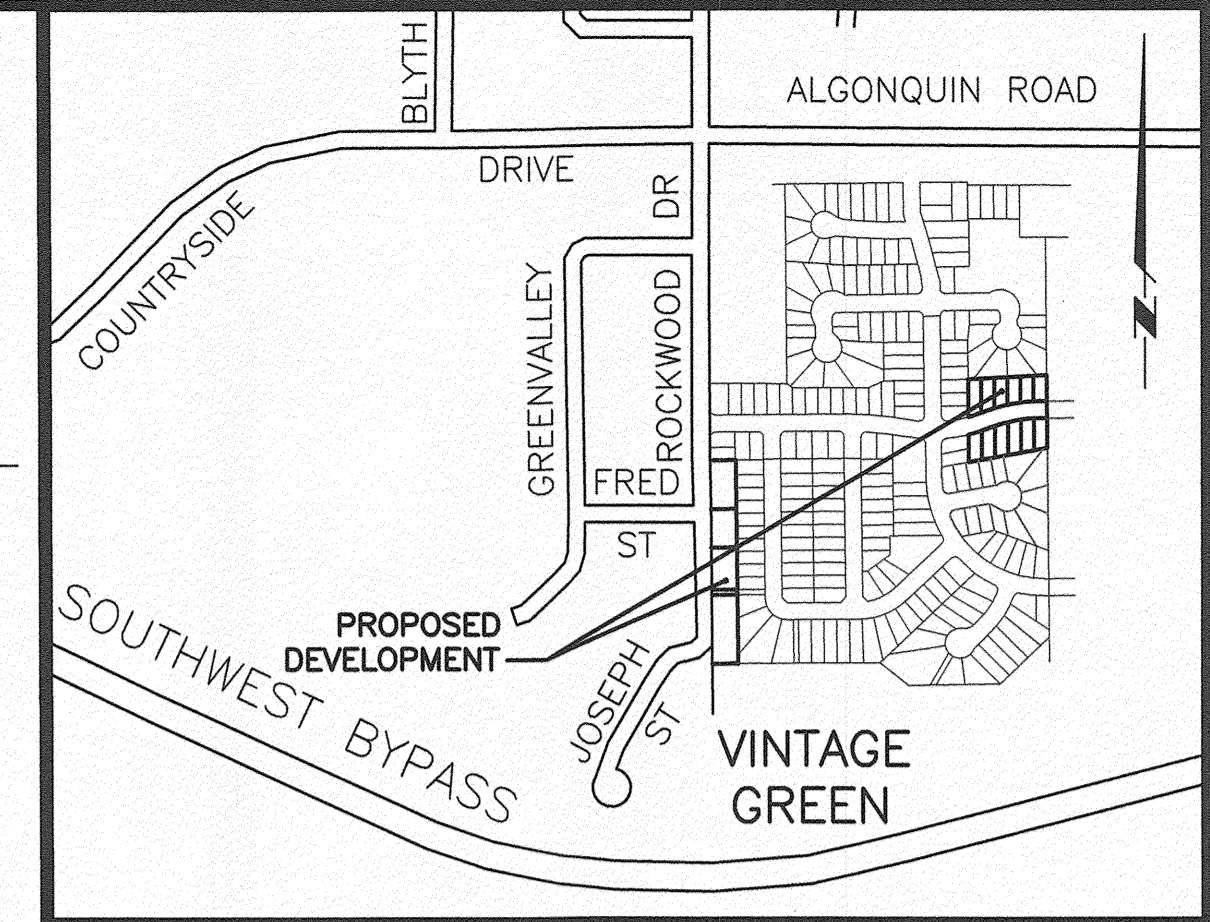
RVA R.V. ANDERSON ASSOCIATES LIMITED
Innovative solutions for complex challenges

ROCKWOOD DRIVE
SWM QUALITY CATCHMENT AREAS
VINTAGE GREEN SUBDIVISION

SCALE: 1:400
CONTRACT NO.:
CAD/FILE NUMBER: 237324
PAGE NO.:

Current Draft Plan





KEY PLAN 1:10,000

DRAFT PLAN
 BLOCK M AND BLOCK L
 REGISTERED PLAN M-1014
PART OF LOT 2 CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF MCKIM
 CITY OF GREATER SUDBURY
 SCALE 1 : 1000

- ADDITIONAL INFORMATION**
 AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT
- A) BOUNDARIES AS SHOWN
 - B) ROADS AS SHOWN
 - C) AS SHOWN
 - D) LOTS 1-4: R3, MEDIUM DENSITY RESIDENTIAL
 LOTS 5-19: R1-5, LOW DENSITY RESIDENTIAL
 - E) BLOCK 17: STORM SEWER DRAINAGE EASEMENT
 - F) NORTH - EXISTING R1-5, RESIDENTIAL DEVELOPMENT
 SOUTH - FUTURE DEVELOPMENT
 EAST - EXISTING R1-5, RESIDENTIAL DEVELOPMENT
 WEST - EXISTING R1-5, RESIDENTIAL DEVELOPMENT
 - G) DIMENSIONS OF PROPOSED PROPERTIES AS SHOWN
 - H) NATURAL AND ARTIFICIAL FEATURES AS SHOWN
 - I) WATER FROM EXISTING MUNICIPAL SUPPLY
 - J) CONTOURS AS SHOWN
 - K) MUNICIPAL SERVICES TO BE AVAILABLE, INCLUDES WATER, SEWER, HYDRO, GAS, GARBAGE COLLECTION, POLICE, FIRE, AMBULANCE

NOTE: RADIAL DISTANCES AT 6m SETBACK ARE CHORD DISTANCES, UNLESS OTHERWISE NOTED.

AREA OF APPLICATION = 1.55 ha.

NOTES:
 1. DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER
 DALRON CONSTRUCTION
 130 ELM STREET
 SUDBURY, ONTARIO
 P3C 1T6

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 _____ RON ARNOLD _____

ONTARIO LAND SURVEYOR
 TERRY DELBOSCO O.L.S.
 75 LORNE STREET
 SUDBURY, ONTARIO
 P3C 4P2

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 _____ TERRY DEL BOSCO O.L.S. _____

PREPARED BY
 RV ANDERSON ASSOCIATES LTD.
 436 WESTMOUNT AVENUE
 SUDBURY, ONTARIO
 P3A 5Z8

IN COOPERATION WITH
 DEL BOSCO SURVEYING LTD.
 1942 REGENT STREET
 SUDBURY, ONTARIO
 P3E 5V5

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RB	DENOTES ROCK BAR
RPL	DENOTES ROCK PLUG
CC	DENOTES CUT CROSS
M	DENOTES MEASURED
S	DENOTES SET
WIT	DENOTES WITNESS MONUMENT
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
707	DENOTES LANE & LANE, O.L.S.
943	DENOTES D. W. ENDELMAN, O.L.S.
961	DENOTES R. G. HOLDER, O.L.S.
1230	DENOTES D. R. BRUCE, O.L.S.
1400	DENOTES D. S. DORLAND, O.L.S.
1542	DENOTES J. ANNE COLE, O.L.S.
1555	DENOTES TERRY DEL BOSCO, O.L.S.
P	DENOTES REGISTERED PLAN 34-S
P2	DENOTES PLAN OF SURVEY BY ENDELMAN HOLDER GOSSLING, O.L.S. DATED FEBRUARY 9, 1989
P3	DENOTES REGISTERED PLAN M-131
P4	DENOTES PLAN 53R-11140
P5	DENOTES PLAN SR-964
CGS	DENOTES CITY OF GREATER SUDBURY CONTROL MONUMENT

PRELIMINARY

10m 0 20m 40m

SCALE 1:1000

Del Bosco SURVEYING LTD.
 1942 REGENT STREET SUDBURY, ONTARIO
 UNIT A P3E 5V5 705-671-2295

FILE 237324 PREPARED BY TDB

RVA R.V. ANDERSON ASSOCIATES LIMITED
 Innovative solutions for complex challenges

R.V. Anderson Associates Limited
436 Westmount Avenue, Unit 6
Sudbury ON P3A 5Z8 Canada
T 705 560 5555 F 855 833 4022
rvanderson.com



RVA 237324

January 29, 2024

City of Greater Sudbury
200 Brady Street
Sudbury Ontario, P3A 5P3

Attention: Linda Harnish, Subdivision/ Site Plan Control Officer

Dear Linda Harnish:

Re: Rockwood Townhomes Development
Draft Preliminary Stormwater Management Plan – Quality Control

R.V. Anderson Associates Limited (RVA) has been retained by Dalron to prepare a Stormwater management (SWM) Plan for the proposed 0.66 ha drainage area of the proposed Rockwood Townhomes subdivision along the existing Rockwood drive, which drains to the Countryside Stormwater Management Pond for quantity control.

OBJECTIVE

The objective of this report is to develop a stormwater management plan for the development by evaluating stormwater best management practices (BMP) to mitigate increased stormwater runoff due to the proposed development. The SWM plan will address the following:

1. Policies and requirements of local municipal and governing regulatory agencies,
2. External infrastructure and environmental constraints of the subject area, and
3. Pre-development and post-development conditions of the subject area.

BACKGROUND

The subject area is 0.66 ha of undeveloped lands, owned by Dalron. The proposed work includes the development of four (4) new R3 lots, with between six (6) and eight (8) townhomes on each lot. These lots are situated in the Panache watershed of the Panache Lake basin, identified as a Priority watershed in the Stormwater Background Study to the City's Official Plan (Earth Tech Canada Inc., January 2006).

CRITERIA

The Rockwood subdivision area is situated in the jurisdiction of the City of Greater Sudbury (City), Conservation Sudbury (CS) and the Ontario Ministry of Environment, Conservation and Parks (MECP). SWM planning is conducted in conformance with the City's Engineering Services

Division – CGS Supplemental Design Criteria for Sanitary Sewers, Storm Sewers and Forcemains (December 2022), Stormwater Management Guide DRAFT (April 18, 2023), the Stormwater Background to the City's Official Plan (Earth Tech, January 2006) and the Stormwater Management Planning and Design Manual (MECP, 2003).

The Stormwater Background Study to the City's Official Plan refers to several issues related to stormwater in this area, as part of the Panache Watershed. The City notes the following Primary Stormwater Issues:

- Impact upon water quality due to uncontrolled stormwater discharges from existing urban areas;
- Poor water quality (high Nutrient Levels) in McFarlane Lake likely due to the use of lawn fertilizers in urban areas, wastewater treatment plant effluent, and the use of septic systems;
- Freeze on creating of new unserviced lots on McFarlane Lake due to poor water quality;
- Growth Potential will require stormwater quantity and quality control;
- Winter salting of roads; and
- High potential for flooding in urbanized portion of the watershed, due to development and existing stormwater infrastructure.

The City notes Alternative Stormwater Management Strategies, which include the following:

- Provide source control by reducing rate and volume of runoff on-site;
- Construct stormwater management facilities to provide storage for quantity and/or quality management;
- Undertake conveyance system modifications; and
- Implement stormwater quality management policies and outreach programs.

Based on a review of the above guidelines, applicable policies and discussions with the City, the SWM criteria that apply to this site are:

1. Promotion of opportunities to maximize onsite retention of storm through lot level controls and best management practices.
2. Enhanced (80% Total Suspended Solids (TSS) removal efficiency) quality protection.

Quantity control is not a requirement of this report as it was implemented by the Countryside Stormwater Management Pond constructed in 2018.

CATCHMENT AREAS

Under existing and proposed conditions, stormwater runoff from the Rockwood subdivision area will inlet to the Rockwood storm sewer and flow to the Countryside Stormwater Management Pond. For stormwater quality control purposes, the Rockwood subdivision was split into two separate catchment areas. A drainage area of 0.49 ha will flow via swales and driveway culverts

to MH 103, and a drainage area of 0.17 ha will flow to MH 101. Both sub-catchments have an estimated runoff coefficient of 0.75, based on the Ministry of Transportation (MTO) Drainage Management Manual. The quality control sub-catchments are shown in Figure 1 in Appendix A.

Table 1: Sub catchment Delineation Parameters

Sub-catchment	Area (ha)	Runoff Coefficient
101	0.17	0.75
103	0.49	0.75
	Total = 0.66 ha	Weighted Avg. = 0.75

STORMWATER QUALITY

Stormwater quality criteria will be satisfied using two Stormceptor oil/grit separator units. Proposed MH 101 and MH 103 will be Stormceptor units with grate inlets. PCSWMM for Stormceptors was used to determine the required stormceptor size to achieve 80% Total Suspended Solids (TSS) removal for each of the two drainage areas. The Stormceptor System model EF 4 was chosen for both areas to achieve this water quality control objective, and the Stormceptor Design Summaries are provided in Appendix B.

DISCUSSION AND CONCLUSIONS

A review of the local hydrologic conditions indicates that:

- Two (2) Stormceptor EF system models EF4 will provide quality control for the subject site.

We trust that the discussion above satisfies the City's requirements. If you have any questions or would like to discuss the above, please contact our office at your convenience.

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED



Digitally signed by Andrea Penny, P.Eng.,
M.A.Sc.
DN: cn=Andrea Penny, P.Eng., M.A.Sc.,
o=CA, ou=R.V. Anderson Associates Limited,
ou=Sudbury Office,
email=apenny@randerson.com
Reason: I am the author of this document
Date: 2024.01.29 13:12:58 -05'00'

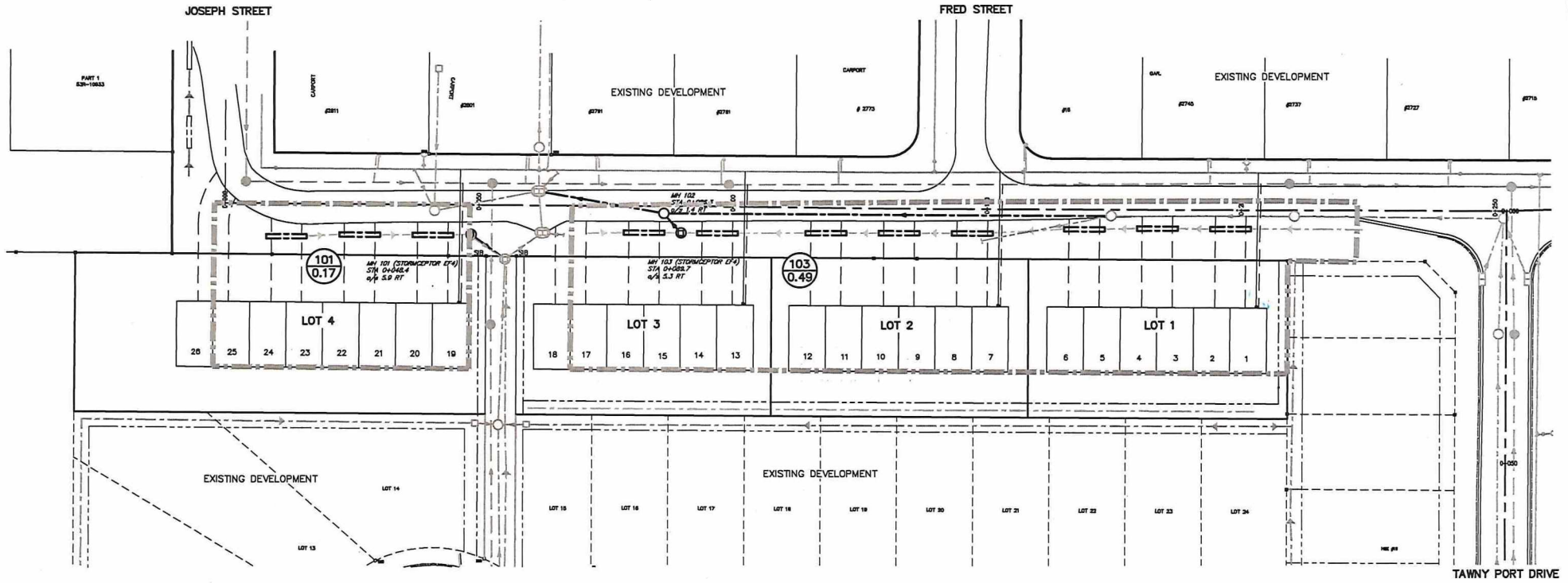
Andrea Penny, P.Eng., M.A.Sc., ENV SP
Associate, Project Manager

APPENDIX A

FIGURE 1



ROCKWOOD DRIVE



REVISIONS		
DATE	DETAILS	BY

CAUTION

- ALL UTILITIES ARE NOT NECESSARILY SHOWN ON THIS DRAWING.
- WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED
- LOCATION & SIZE OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD.

DATE:	2023-11-29
DRAWN:	LZ
DESIGNED:	
CHECKED:	
ENGINEER:	
APPROVED:	



R.V. ANDERSON ASSOCIATES LIMITED <i>Innovative solutions for complex challenges</i>	SCALE: 1:400
	CONTRACT NO.:
ROCKWOOD DRIVE SWM QUALITY CATCHMENT AREAS VINTAGE GREEN SUBDIVISION	CAD/FILE NUMBER: 237324
	PAGE NO.:

APPENDIX B

STORMCEPTOR DESIGN SUMMARY



Project Summary Report: Rockwood Stormceptor Sizing

Project Information & Location			
Project Name	Rockwood	Project Number	237324
City	Sudbury	State/ Province	Ontario
Country	Canada	Date	1/19/2024
Designer Information		EOR Information (optional)	
Name	Makenzy Arsenault	Name	
Company	R.V. Anderson Associates Limited	Company	
Phone #	905-442-2588	Phone #	
Email	marsenault@rvanderson.com	Email	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Project Summary						
Site Name	Drainage Area (ha)	Imperviousness %	PSD	Target TSS Removal (%)	TSS Removal (%) Provided	Recommended Model
Rockwood OGS 1 - North	0.49	0.75		80	88	EF4

Notes
<ul style="list-style-type: none"> • Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules. • Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed. • For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.

Project Summary Report: Rockwood 2 Stormceptor Sizing

Project Information & Location			
Project Name	Rockwood 2	Project Number	237324
City	Sudbury	State/ Province	Ontario
Country	Canada	Date	1/22/2024
Designer Information		EOR Information (optional)	
Name	Makenzy Arsenault	Name	
Company	R.V. Anderson Associates Limited	Company	
Phone #	905-442-2588	Phone #	
Email	marsenault@rvanderson.com	Email	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Project Summary						
Site Name	Drainage Area (ha)	Imperviousness %	PSD	Target TSS Removal (%)	TSS Removal (%) Provided	Recommended Model
Rockwood OGS 2 - South	0.17	0.75		80	97	EF4

Notes
<ul style="list-style-type: none"> Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules. Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed. For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.



Photo 1. Subject lands at 0 Rockwood Drive, facing northeast, from the intersection of Rockwood Drive and Joseph Street. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 2. Subject lands at 0 Rockwood Drive, facing southeast, from the north end of the subject lands. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 3. Adjacent residential use to the north of the subject lands, facing south from the intersection of Rockwood Drive and Tawny Port Drive. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 4. Adjacent residential use to the south of the subject lands, facing east from the intersection of Rockwood Drive and Joseph Street. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 5. Adjacent residential use to the east of the subject lands fronting on Napa Valley Drive, facing north from the southerly limit of Napa Valley Drive. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 6. Residential use on the west side of Rockwood Drive opposite the subject lands, facing north from the intersection of Rockwood Drive and Joseph Street. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 7. Residential use on the west side of Rockwood Drive opposite the subject lands, facing west. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.



Photo 8. Residential use on the west side of Rockwood Drive opposite the subject lands, facing northwest, and showing the intersection of Rockwood Drive and Fred Street in the background. Photo taken December 6, 2024. CGS File 751-6/24-18 & 780-6/01002.

Appendix 1

Departmental & Agency Comments

File: 751-6/24-18 & 780-6/01002

Application for Zoning By-law Amendment and Plan of Subdivision (Redraft)

Dalron Construction Limited

Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder (0 Rockwood Drive, Sudbury)

Transit

Transit has no comments or concerns at this time.

Greater Sudbury Hydro Plus Inc.

Please be advised, the only condition that Greater Sudbury Hydro Inc. has, is as follows; The owner/developer must transfer a three metre (3m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the subdivision that fronts on any existing or proposed road allowances. The Owner/Developer will be responsible for all legal and survey costs associated with this. The owner/developer is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner/Development will be responsible for all costs associated with obtaining said Postponement.

Building Services

Building Services has reviewed your memo dated Sep 26, 2024, regarding the above noted property and request to amend the R1-5 Low Density Residential One Zone to R3 Medium Density Residential for the development Row Dwellings or Street Townhouses. We can advise that we have no objections with the proposed re-zoning subject to the following comments:

- The building layouts as shown with individual driveways is appropriate for Street Townhouse Dwellings with the provision of a single unencumbered parking space per unit.
- The lot coverage indicated does not comply with the zone standard of 40% maximum.

Building Services has no further comment at this time for Draft Plan of Subdivision.

Nickel District Conservation Authority

The Nickel District Conservation Authority (Conservation Sudbury) staff has reviewed the above-noted application to rezone the subject lands from "R1-5" to "R3", and amend an existing draft-approved plan of subdivision by consolidating fifteen lots for single-detached dwellings into four lots. Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 156/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Recommendation: Conservation Sudbury does not oppose the rezoning of lots 64-78 on Rockwood Drive to "R3" and consolidated into four lots. Our mapping indicates that the subject property contained a small wetland that has previously been filled, in the vicinity proposed lots 3, 4 and Block 17 on Rockwood Drive. Geotechnical analysis will be required for lots 3 and 4 to ensure that the soils are appropriate for construction.

Roads

No concerns

Transportation & Innovation Support

The request to eliminate condition #9, a requirement for urbanization, will not be supported by Infrastructure Capital Planning Services.

Active Transportation

No concerns

Roads Operations

No concerns

Drainage

No concerns

Development Engineering

Development Engineering has reviewed the above noted application. It is our understanding that this application will remain under subdivision development. Condition #9 of the Council Condition of Draft Approval requiring the lands to be constructed to an urban standard must remain. Included in this, there is an outlet to the storm sewer system within the northern portion of the development that needs to be linked to the storm system within the southern portion of this remaining portion of development. This storm infrastructure needs to be within a piped network and not sent through roadside ditches along the frontage of this development. We have no objection to the change in Zoning By-law from "R1-5", Low Density Residential One, to "R3" Medium Density Residential, in order to consolidate fifteen (15) lots into four (4) lots and permit the development of row dwelling units or street townhouse dwelling units provide that Condition 9 of the Council Condition of Draft Approval remains.

Strategic and Environmental Planning

Staff of the Strategic and Environmental Planning Section do not have concerns with this application.

CITY 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 Parcels 50561 and 50562 S.E.S., being Part of Part 2, Plan 53R-14815 and Parts 1 to 7 inclusive, Plan 53R-15986, excepting Part 5, Plan 53R-16951 in Lot 5, Concession 5, Township of Broder, as shown on a plan prepared by Terry DelBosco, O.L.S. and dated November 29th, 2001, and further amended as shown on a plan prepared by Terry DelBosco, O.L.S. and dated December 1st, 2010.
2. That the streets shall be named to the satisfaction of the Municipality.
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 Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
4. Deleted.
5. That the subdivision agreement be registered by the Municipality 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. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, 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 5% of the value of the land included in the subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act. As a component of the municipal parks dedication Blocks 190 and 194, as generally illustrated by the plan, shall be dedicated to the City of Greater Sudbury to the satisfaction of the Director of Planning Services, Director of Leisure Services, Community Development and Volunteer Services and the Director of Legal Services/City Solicitor.
9. That Rockwood Drive, abutting the lands to be developed, be reconstructed as an urban cross section which shall incorporate a 1.5 m wide sidewalk along the east side of this road, all to the satisfaction of the General Manager of Growth and Infrastructure.
10. Deleted.

11. A detailed lot grading plan that includes the Regional Storm Flow Path will be required. Should a watershed storm water management study which is to be prepared by the City of Greater Sudbury determine 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 all to the satisfaction of the General Manager of Growth and Infrastructure. A lot grading agreement, if required, shall be registered on title to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement.
12. No internal development north of Tawny Port Drive and the lots abutting thereto shall proceed prior to a second access being available to the development. Tawny Port Drive is to be constructed to a collector road standard with a 1.5 metre wide sidewalk on the north side of the street. Tuscany Trail is to be constructed to a residential road standard with a 1.5 metre wide sidewalk on the west side of the street terminating at the Tuscany Trail intersection.
13. A water booster station and the associated equipment required to provide adequate domestic pressure and fire flows shall be constructed to the satisfaction of the General Manager of Growth and Infrastructure.
14. Deleted.
15. Provisions shall be established in the subdivision agreement which implement the recommendations of the Noise Impact Study (Vintage Green) prepared by HGC Engineering, dated January 4th, 2002 to the satisfaction of the City Solicitor and the Director of Planning Services. Should design modifications occur within the subdivision which in the opinion of the Director of Planning Services warrant a qualified engineers' review of, and/or revisions to, the noise impact study said measures shall be undertaken prior to the signing of the final plan. A sound caution agreement, if required, shall be registered on-title to the satisfaction of the Chief Building Official and City Solicitor.
16. 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 geo-referenced.
17. That Lot 78 be consolidated with abutting lands.
18. That prior to the signing of the final plan the Planning Services Division is to be advised by the Ministry of Transportation that sufficient land has been dedicated to accommodate the Southwest By-pass highway improvements, and that a storm water management report be submitted for their review.
19. That this draft approval shall lapse on May 2, 2025.

20. Draft approval does not guarantee an allocation of water or sanitary sewer capacity. Prior to the signing of the final plan, the Planning and Development Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient water and sanitary sewer capacity exists to service the development.
21. That prior to the signing of the final plan, the Planning Services Division shall be advised by an Ontario Land Surveyor that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area by-law of the Municipality in effect at the time such plan is presented for approval.
22. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that Conditions #3, #5, #6, #7, #8, #15, #17 and #28 have been complied with to the satisfaction of the City Solicitor.
23. 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.
24. That the owner 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.
25. 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. The geotechnical report must demonstrate that the subdivision complies with "On-Site and Excess Soil Management" requirements applicable under Ontario Regulation 406/2019 to the satisfaction of the Chief Building Official. 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. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.

26. Should blasting be required, the following conditions would be imposed:
 - a. 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. 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:
 - i. Pre-blast survey of surface structures and infrastructure within affected area;
 - ii. Trial blast activities;
 - iii. Procedures during blasting;
 - iv. Procedures for addressing blasting damage complaints;
 - v. Blast notification mechanism to adjoining residences; and, vi. Structural stability of exposed rock faces. The geotechnical 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; and,
 - d. Should the developer's schedule require to commence blasting and rock removal prior to the building permit being issued, 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.
27. That the subdivision agreement contains 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.
28. That in accordance with Section 59(4) of the Development Charges Act, a notice 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.

29. The owner shall 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.
30. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.

Mr. Alex Singbush,
Manager of Development Approvals, Planning Services Division,
Sudbury, Ontario
December 9, 2024

Dear Mr. Singbush:

I am writing to you in regards to an application by Dalron Construction Limited to amend By-Law 2020-1000Z being the Zoning By-law for the City of Great Sudbury by changing the zoning classification of the subject lands from R1-5, Low Density Residential One, to R3 Medium Density Residential, and to amend an existing draft-approved plan of subdivision by consolidating fifteen lots for single-detached dwellings into four lots that could accommodate 26 row or townhouse dwelling units, with permission to maintain the current rural road standard fronting this proposal.

I understand development is important to our community. I have lived in this area for 37 years and watched the develop

ment grow significantly in the past several years. New development has included residential homes and a LTC facility, that have either been completed or ongoing throughout the Algonquin Road and Countryside areas, plus a proposed retirement building housing 150 units on Rockwood Drive, the planned roadway opening from the housing development by Countryside Arena onto Greenvally Drive that will exit onto Rockwood Drive, as well the proposed addition of 26 row/townhouse type homes on Rockwood Drive.

The areas of Mallard's Landing, Billard's Way, Vintage Green, Algonquin Road and Countryside Drive have quickly become a mini village, with a lot more volume of both vehicular and pedestrian traffic. When we increase development, it is critical that we ensure traffic and pedestrian safety.

Overall the addition of 26 houses, plus the new traffic existing Countryside Arena area and the proposed Retirement development will increase vehicular traffic on Rockwood Drive. My concern is the amount of increased vehicular traffic that could impact the safety for people of all ages walking on Rockwood Drive to attend schools in the area, to catch school buses for schools outside the area, to catch Gova buses, to walk to shop or walk to keep active and healthy. It is also significant that our area's largest playground with an outdoor skating rink is located near Algonquin Road Public School, which generates pedestrian traffic, particularly children, along Rockwood Drive. Rockwood Drive overall should be upgraded to ensure pedestrian traffic safety.

My concern with Dalron Construction's application, as noted in the first paragraph, is that Dalron is asking permission to maintain the current rural road standard fronting this proposed development. There are two issues with this proposal. The first is the fact that the current road has no sidewalks or curbs that offer safe walking conditions. The shoulders are narrow and in poor condition. The second issue is that the paved road itself would qualify as very poor according to the City's pavement condition index in the pavement management system. There are significant cracks with potholes and/or rutting pull at vehicles and most often drivers have to correct to avoid the conditions.

Allowing Dalron to do nothing and keeping the status of Rockwood Drive as a rural road should NOT be an option. Ideally the addition of sidewalks would provide safer walking conditions. If not sidewalks, then the installation of curbs with wider shoulders would provide somewhat safer walking conditions than leaving the status quo.

In consideration of the safety of the pedestrians, who walk and bike in the area of Rockwood Drive, this proposal should not be approved without proper road improvements.

Regards,
Sue & Keith Vincent

Connie Rossi

From: Judy Christie [REDACTED]
Sent: Sunday, October 20, 2024 5:48 PM
To: Alex Singbush
Cc: Brett Christie; Judy Christie
Subject: File #751-6/24-18 & 780-6/01002

You don't often get email from [REDACTED]. [Learn why this is important](#)

As the proud owners of 2715 Rockwood Drive, we are compelled to voice our profound unease regarding the proposed townhouse development in our neighborhood. This initiative poses a tangible threat to not only the cherished character of our community but also to the safety and well-being of its inhabitants. The merging of medium-density housing with the existing low-density homes is a recipe for decreased property values, which will undoubtedly affect each homeowner's investment and the overall economic health of our area. Furthermore, our concerns are elevated by the implications for safety, especially for our children, who are daily commuters to and from the local schools. The addition of 26 townhouse units will lead to a significant increase in vehicular traffic, creating a hazardous environment for young pedestrians who are already navigating a challenging street.

Currently, the absence of sidewalks on our bustling street is a major safety concern, as it forces pedestrians, including children, to walk alongside moving vehicles. This already perilous situation is exacerbated by the substandard condition of the road, riddled with patches that only serve to create further hazards. The lack of a dedicated storm sewer system means our street is ill-equipped to handle rainwater, depending instead on ditches in certain areas. With the proposed development introducing new hard surfaces such as roofs and driveways, the land's capacity to absorb rainwater and snow melt will be significantly reduced, raising the specter of flooding that threatens the entire community.

The charm of our neighborhood is not just in its aesthetics but in the safety and quality of life it provides for its residents. We stand united in our belief that the introduction of this development would erode both these vital aspects, particularly endangering our most vulnerable neighbors—our children. We earnestly urge the decision-makers to reassess this project with the gravitas it deserves, taking into account the profound implications it may have on our community's safety, property values, and overall well-being. Our neighborhood, with its unique character and the safety of its residents, deserves to be preserved and protected.

Regards,

Brett and Judy Christie
Judy [REDACTED]

Brett [REDACTED]

Karen Cardinal

From: Jeff & Cathy Hutzul [REDACTED]
Sent: Thursday, November 7, 2024 1:47 PM
To: Alex Singbush
Cc: Deb McIntosh
Subject: Dalron rezoning application - File 751-6/24-18 & 780-6/01002

Good afternoon Alex,

I apologize for the delay in responding to the notice that was sent out, dated Sept 26, 2024, with respect to Dalron's rezoning request to build 26 row dwelling units as opposed to their original plan of building 15 detached homes as part of their original development plan.

I suspect this request will be granted without much pushback from the planning committee, however there is one point in the application that I strongly oppose.

In addition to Dalron's rezoning request, they're requesting "*permission to maintain the current rural road standard fronting this proposal*".

To be honest, I find that portion of their request laughable but I don't blame them for asking.

As you know, Rockwood does not have any sidewalks and is a narrow street to begin with. There is plenty of pedestrian traffic walking on this road and most motorists that live in the area exceed the posted 40km speed limit.

So, in the not too distant future, we're going to have;

- Teravista Way connect with Green Valley, which connects to Rockwood, which will increase road traffic.
- We're going to have a 150 unit, six story, residents at the corner of Rockwood.
- an additional 26 families at the end of Rockwood.
- and who knows what's planned for the green space between Dalron's Vintage Green development and Highway 17, which would ultimately connect to Rockwood at Joseph Street.

I am requesting that this portion of Dalron's request be denied, strictly from a pedestrian/motor vehicle safety point of view.

I am also requesting that Rockwood Drive be considered for updating. Storm sewers will need to be installed, the road resurfaced and a sidewalk must be installed on the east side of the road. Rockwood Drive is not and has not been a rural road for some time now.

Sincerely,

Jeff Hutzul

2769 Joseph Street.

Karen Cardinal

From: [REDACTED]
Sent: Sunday, November 10, 2024 1:09 PM
To: Alex Singbush
Cc: Deb McIntosh; South End Development
Subject: application by Dalron Construction Limited to amend By-law 2010-100z to change subject lands from R1-5, low density Res. to R3 Med. Den. Res.

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I whole heartedly oppose this application as

1. it would change the personality of our neighbourhood. We chose to live in this area as it is a quiet low traffic community. Increasing the density of housing would change this.
2. the approval of the seniors home at the beginning of Rockwood has already damaged our community by increasing traffic on Algonquin in a school district.
3. if this project is approved, the road should be brought up to standards of a regular city street and have sidewalks added. Children use this road to walk home every school day. Many seniors live in this area and can be seen walking during the day as well as evening hours. Sidewalks would become a necessity.
4. the existing road is not robust enough to handle an increase in traffic. Potholes are being repaired several times a year, and will only get worse if daily traffic flow is increased.
5. Rockwood, if proposal is approved, would no longer be a rural road, and deserves sidewalks and an upgrade in road structure.
6. Where will the school children and seniors walk after the snowplow goes by in winter, after a heavy snowstorm. I can see liability claims pouring in, as traffic accidents increase.

The city is responsible for maintaining a safe environment in our community. If this zoning law is amended, then these considerations and concerns must be addressed.

John C. Valent
2738 Greenvalley Dr., Sudbury, Ont. P3E5B8

[REDACTED]
Sent from my iPad

1434 Gennings Street, Sudbury

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Public Hearing
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	701-6/24-08

Report Summary

This report provides a recommendation regarding an application for an Official Plan Amendment in order to permit the creation of one (1) new residential lot on Gennings Street in Sudbury, where Official Plan policies of section 20.5 South Peninsula of The Ramsey Lake Policy Area do not permit lot creation without municipal water and wastewater.

This report is presented by Bailey Chabot, Senior Planner.

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

Resolution

THAT the City of Greater Sudbury approves the application by Julie Cleming and Jean Charles to amend the City of Greater Sudbury Official Plan by permitting a site specific exemption to section 20.5 South Peninsula of the Ramsey Lake Policy Area allowing the creation of one (1) residential lot without the benefit of municipal wastewater on lands described PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim, Sudbury as outlined in the report entitled “1434 Gennings Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025 subject to the following:

That staff be directed to amend Zoning By-law 2010-100Z to include a holding provision prohibiting development on the proposed severed lot. The holding provision shall be lifted upon the implementation of the recommendations identified in the hydrogeological report entitled “Hydrogeological Feasibility Study, 1434 Gennings Street, Sudbury, Ontario” prepared by Cambium Inc. and dated June 12, 2024 to the satisfaction of the Director of Planning Services.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Official Plan is an operational matter under the Planning Act to which the City is responding. The proposal represents intensification and is therefore consistent with the goals and objectives of the Strategic Plan. As the proposal promotes an increased density in a built-up area the proposal aligns with the recommendations of the Community Energy & Emissions Plan.

Financial Implications

If approved, staff estimates approximately \$7,900 in taxation revenue, based on the assumption of one single detached dwelling unit based on an estimated assessed value of \$500,000 at the 2024 property tax rates.

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.

The amount of development charges will be based on final review of the property by the Building Services department at the time of permit issuance.

Report Overview:

An application for an Official Plan Amendment for a site specific exemption to section 20.5 South Peninsula of the Ramsey Lake Policy Area allowing the creation of one (1) residential lot without the benefit of municipal wastewater has been submitted. The subject lands are designated Living Area 1, zoned R1-3, Low Density Residential 1, and lack municipal wastewater. The site contains an existing dwelling to the east.

Staff recommends the application for Official Plan Amendment be approved as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, conforms to the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Staff Report

Proposal:

A site-specific application for an Official Plan Amendment has been received which proposes to provide an exemption to the policies of section 20.5 South Peninsula of the Ramsey Lake Policy Area to permit the creation of one (1) residential lot without the benefit of municipal wastewater. The proposed lot configuration is shown on the attached site plan.

In support of the application, the following reports, studies, and drawings were submitted:

- Planning Justification Report;
- Hydrogeological Report;
- Site Plan; and,
- Section 59 - Restricted Land Use Review Application.

Existing Land Use Designation: “Living Area 1”

The lands subject to the Official Plan Amendment are designated Living Area 1, are located within the City's settlement area boundary and built boundary, and are subject to the South Peninsula of the Ramsey Lake Policy Area policies.

Requested Land Use Designation:

The owners are not seeking to redesignate the subject lands. Site-specific exception to the to the lot creation policies of Section 20.5 is requested to permit the creation of one (1) new residential lot by way of consent. Policy 20.5.1.a. prohibits the creation of lots until such time as municipal water and wastewater and available in order to protect Ramsey Lake as a municipal drinking water supply.

Existing Zoning: “R1-3”, Low Density Residential One

The “R1-3”, Low Density Residential One” zone permits single detached dwelling units. No relief has been requested from the uses or standards permitted within the zone.

Location and Site Description:

The subject property is legally described as PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim and known municipally as 1434 Gennings Street, Sudbury. The subject lands are located at the northeast corner of the intersection of Gennings Street and Lake Point Court. The parcel has 93.08 metres of frontage along Gennings Street and 82.86 metres of frontage along Lake Point Court. The parcel is approximately 7,772 square metres (0.78 ha) in area and is generally square-shaped. Ramsey Lake is located to the north and east of the site, with shoreline approximately 120 metres to the north and approximately 185 metres to the east.

The site currently contains a single detached dwelling that is serviced by a private water (well) and wastewater (septic system). The dwelling and private services are located on the eastern portion of the site.

The applicant is proposing to sever the western portion of the subject site to permit one (1) additional lot. The proposed severed lot would have 32 metres of frontage along Gennings Street with 82.86 metres of frontage along Lake Point Court and a proposed lot area of approximately 3,038 square metres (0.30 ha) in area. The proposed retained lot would have 61.08 metres of frontage along Gennings Street and a lot area of 4,734 square metres (0.47 ha) in lot area. The parcel would be serviced by municipal water and private wastewater (septic). The proposed development appears to be consistent with the standards of the “R1-3”, Low Density Residential One zone.

Surrounding Land Uses:

The surrounding lands are all designated Living Area 1 and contain low density residential development.

North: Low density residential development

East: Low density residential development

South: Low density residential development

West: Low density residential development

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

A site visit was conducted November 25, 2024. Attached site photos show the subject lands as well the surrounding area.

Public Consultation:

The statutory notice of the application was provided by newspaper along with a courtesy mail-out to surrounding property owners and tenants within 120 m of the property on October 18, 2024. The statutory notice of the public hearing was provided by newspaper on December 28, 2024 (Sudbury Star) and January 8, 2025 (Voyageur) and courtesy mail-out to those who received Notice of Application on December 17, 2024 (pending resolution of the Canada Post labour disruption).

At the time of writing this report, one written submission with respect to this application have been received by the Planning Services Division voicing opposition.

Policy & Regulatory Framework:

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

- [2024 Provincial Planning 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 Planning 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 Planning Statement (PPS).

Chapter 1 of the PPS prioritizes the growth and development within urban and rural settlements.

Chapter 2 of the PPS includes policies surrounding development within settlement areas. Policy 2.3.1 General Policies for Settlement Areas directs as follows:

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.
3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Chapter 3 includes policies relating to infrastructure and facilities, including private on-site septic systems. Policy 3.6 Sewage, Water and Stormwater requires that all sewage services:

- 1.b) protects human health and safety, and the natural environment, including the quality and quantity of water;
- 1.c) promote water and energy conservation and efficiency
2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.
4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- 5.b) Partial services shall only be permitted within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long term provision of such services with no negative impacts.

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.

The applicable land use policies are outlined under Chapter 4 of the GPNO, which place a general emphasis on residential intensification in urban areas including existing downtown areas, intensification corridors, brownfield sites, and strategic core areas.

Official Plan for the City of Greater Sudbury:

Section 3.1 establishes objectives for the Living Area designations, including:

- a. meet Greater Sudbury's housing needs, including the special needs of the elderly, handicapped, low-income individuals and families, and students, by encouraging the provision of an adequate supply of affordable, ownership, rental, and special needs housing in Living Areas; and,

- f. promote good community design that provides a balance between the natural environment and urban development.

Policy 3.2.1 low density housing in all Living Area designations, while 3.2.2 permits medium density housing in Living Area 1 designations where full municipal services are available. Policy 3.2.3 requires that new residential development 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. Finally, policy 3.2.10 permits lot creation in accordance with the minimum lot sizes set out in the Zoning By-law.

Specific to Living Area 1, the Official Plan permits low and medium density residential development. Policy 3.2.1.1. permits low density development, such as single detached and semi-detached dwellings, duplex, and townhouses to a maximum net density of 36 units per hectare. Policy 3.2.2.1. requires that new development occur adjacent to existing built-up urban areas. Finally, applications for intensification in established Living Area 1 lands are also subject to Section 2.3.3.

Section 2.3.3 Intensification contains policy directing development of a property at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill and the expansion or conversion of existing buildings. Policy 2.3.3.1. allows all forms of intensification, while policy 2.3.3.5. permits intensification in Living Area 1 lands in accordance with the policies of the Official Plan. Policy 2.3.3.7. encourages intensification on sites with suitable or planned infrastructure, while policy 2.3.3.8. requires intensification 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. Policy 2.3.3.9. includes criteria for evaluating intensification and include matters such as the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage (2.3.3.9.a.) and impacts of the proposed development of surrounding natural features and areas and cultural heritage resources (2.3.3.9.i.). Finally, residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced (2.3.3.10.).

Section 8.3 Greater Sudbury Source Protection Area Source Protection Plan includes policy that protection the drinking water sources against threats, being activities or conditions that adversely affect or have the potential to adversely affect the quality or quantity of the drinking water source. The subject lands fall within Intake Protection Zone 3. Policy 8.3.6. requires that land uses that have the potential to threaten drinking water sources be restricted.

Section 12.2.3 Individual Systems includes policies for development where there is reliance on privately owned water and wastewater systems. Policy 12.2.3.1. requires the proponent to prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available. A hydrogeological assessment is required where the minimum lot size is less than 0.8 hectare (2 acres).

Section 20.5 South Peninsula of the Ramsey Lake Policy Area includes site-specific policies for the area. Policy 20.5.1.a. prohibits any lot creation until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system. Policy 20.5.1.b. requires that the net density of the South Peninsula not exceed 10 units per hectare, equivalent to 1,000 metres squared of land per residential unit.

Zoning By-law 2010-100Z:

The proposed severed and retained lots appear to comply with the R1-3 zone standards.

Site Plan Control:

Site plan control is not applied to development with fewer than 10 residential dwellings.

Department/Agency Review:

The application, including relevant accompanying materials, has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application.

Building Services, Transit, Conservation Sudbury, Drainage, Roads, Transportation and Innovation, Active Transportation, Roads Operations, and Strategic and Environmental Planning have all advised that they did not object to the application or that they had no concerns.

Source Water Protection has identified that there are no activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats at this time.

Development Engineering advises that the site is not presently serviced with municipal water nor municipal wastewater. However, municipal water service exists approximately 60 metres from the proposed severed lot and will be required to connect. They do not object to the proposed Official Plan Amendment.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The Provincial Planning Statement (2024), 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 and department circulation.

While all relevant policy and regulations have been reviewed and analyzed, the critical policies of both the PPS and Official Plan relate to the protection of Ramsey Lake as a drinking water source and the potential for a private septic system to contaminate potable water. To address these concerns, and as required by Official Plan policy, the proponent submitted a hydrogeological assessment in support of the proposed development. The report found that there is no risk to drinking water sources, being Ramsey Lake and surrounding private wells, pending the implementation of recommendations of the report. The report has been accepted by Source Water Protection staff, who do not object to the proposed development on the basis of the report and its recommendations. This addresses the policies of Chapter 3 of the PPS and policies in Sections 8.3 and 12.2.3, as well as policy 20.5.1.a. of the Official Plan. To ensure the recommendations of the report are implemented, staff are recommending a holding provision that prohibits development on the proposed lot until such a time as the recommendations are enacted.

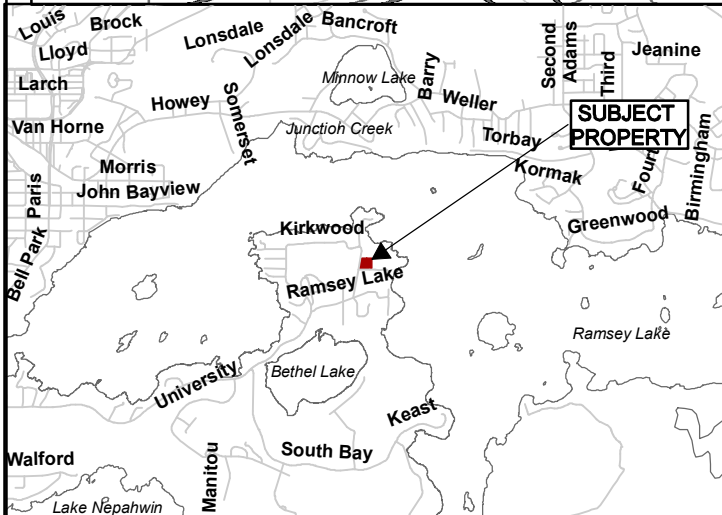
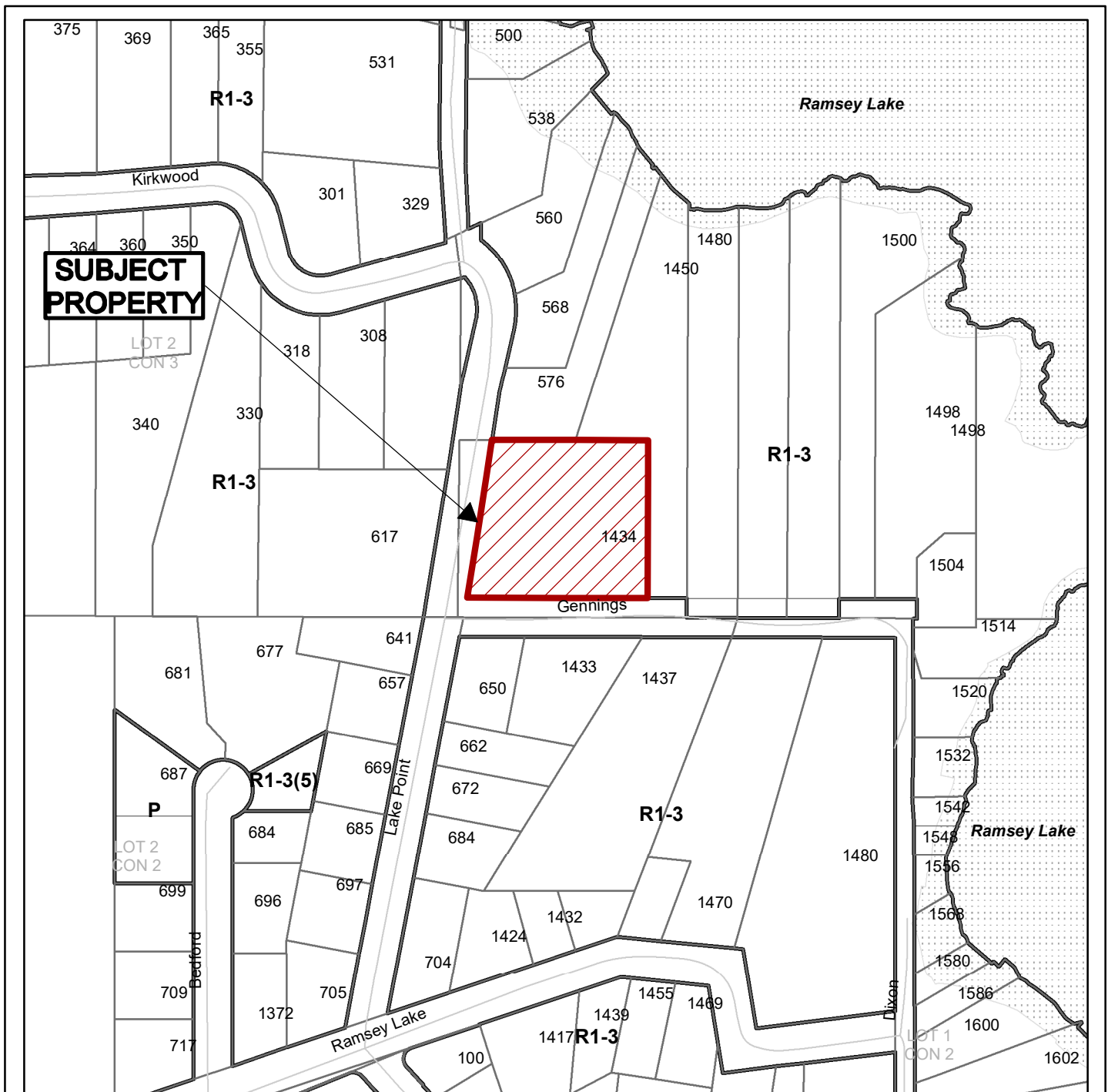
The proposed development complies with the policies surrounding residential development and intensification of the PPS, the GPNO, and the Official Plan as the proposed land is within the settlement area and the proposed residential lot would utilize existing road infrastructure. The proposed development is consistent with existing development patterns, meets the minimum lot size of the R1-3, Low Density Residential 1 zone, has a proposed density of 2.56 units per hectare, and does not pose a threat to the natural environment.

Conclusion:


The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed. Given the reliance on the recommendations and mitigation measures identified in the hydrogeological report are necessary to comply with relevant policy, staff are including a holding provision on the zoning that prohibits development on the proposed lot until such a time as the recommendations are enacted. This will ensure that the recommendations and mitigation measures relied on for the Official Plan Amendment are implemented appropriately.

With the above noted analysis, staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan for Northern Ontario, conforms to the Official Plan for the City of Greater Sudbury, has regard

for matters of provincial interest and represents good planning.



**Growth and Infrastructure
Department**

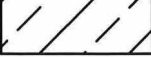

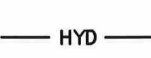

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Subject Property being PIN 73581-0026,
 Parcels 47303 SEC SES, Part Lot 11, Plan M-14,
 Parts 2-8, Plan SR-3242,
 Lot 2, Concession 3, Township of McKim,
 1434 Gennings Street, Sudbury,
 City of Greater Sudbury

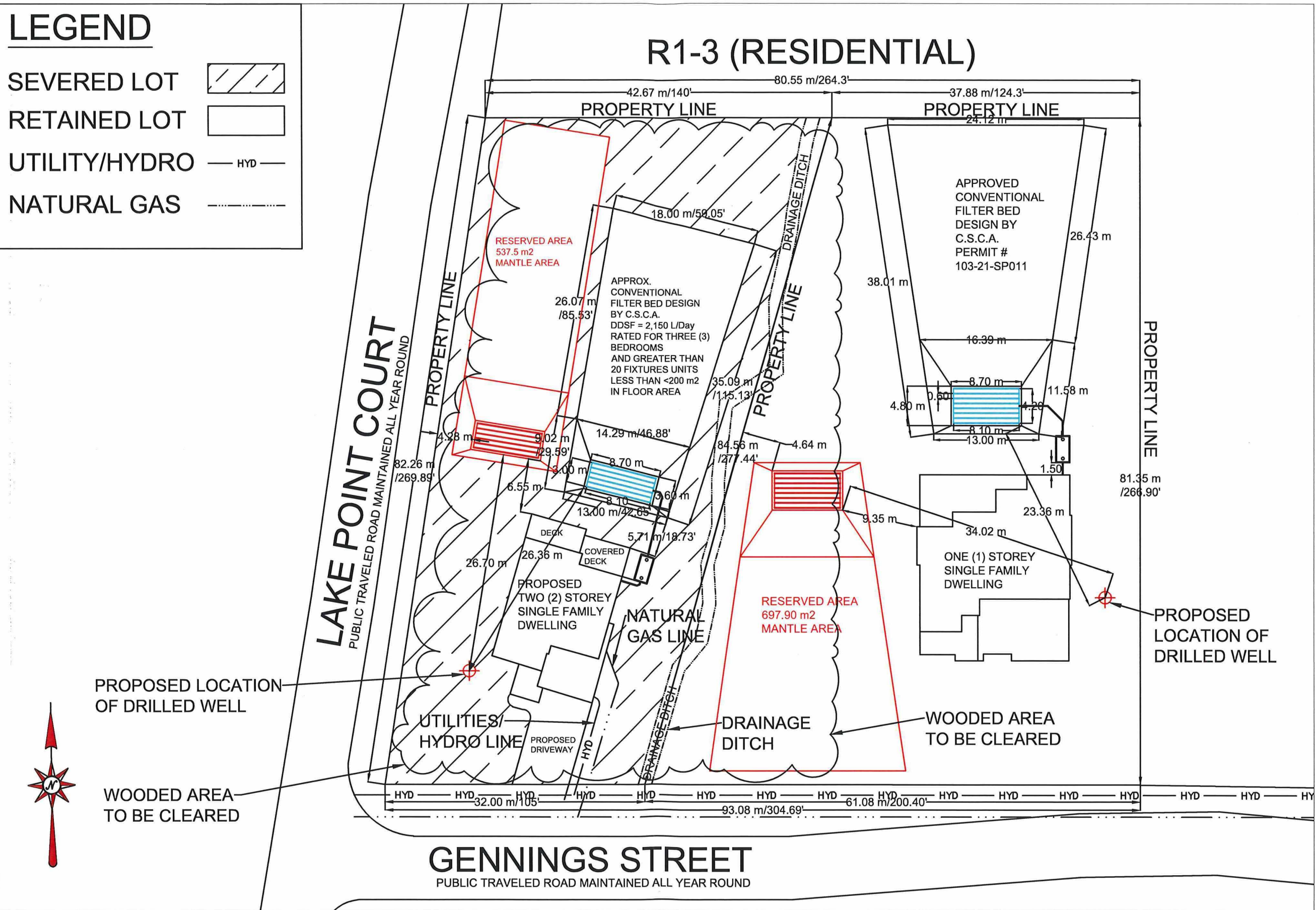
NTS
 Sketch 1

701-6/24-08
 Date: 2024 09 20

LEGEND

- SEVERED LOT 
- RETAINED LOT 
- UTILITY/HYDRO 
- NATURAL GAS 

R1-3 (RESIDENTIAL)



PROPOSED LOCATION OF DRILLED WELL

WOODED AREA TO BE CLEARED



Canadian Shield Consultants Agency Inc.
 21 King Street W., St. Charles, ON P0M 2W0
 T: (705) 867-5242 F: (705) 867-9988
 Email: office@canadianshieldconsultants.com
 Your turn key water & wastewater professionals

Title : Clemchar, Jean Charles - Severance Application
 Drawn by: J.L.
 Designed by: G.D.
 Verified by: G.D.

Address: 1434 Gennings Street,
 Sudbury, ON P3E 6J2

Scale: Scale to fit
 Date: January 4, 2024
 Drawing: 1 of 1



Photo 1: 1434 Gennings Street, Sudbury

View of the subject parcel from Lake Point Court and Gennings Street, looking northeast

File 701-6/24-08 Photography: November25, 2024



Photo 2: 1434 Gennings Street, Sudbury

View of the subject parcel from Gennings Street, looking at the existing dwelling, looking northeast

File 701-6/24-08 Photography: November25, 2024



Photo 3: 1434 Gennings Street, Sudbury

View of the proposed severed parcel from Gennings Street, looking north

File 701-6/24-08 Photography: November25, 2024



Photo 4: 1434 Gennings Street, Sudbury

View of the proposed severed parcel looking south

File 701-6/24-08 Photography: November25, 2024



Photo 5: 1434 Gennings Street, Sudbury

View of the proposed severed parcel looking southeast

File 701-6/24-08 Photography: November25, 2024



Photo 6: 1434 Gennings Street, Sudbury

View of the proposed severed parcel looking north

File 701-6/24-08 Photography: November25, 2024



Photo 7: 1434 Gennings Street, Sudbury

View of the proposed severed parcel looking east from Lake Point Court

File 701-6/24-08 Photography: November 25, 2024



Photo 8: 1434 Gennings Street, Sudbury

View of the existing low density development to the south of the subject parcel

File 701-6/24-08 Photography: November25, 2024

PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AMENDMENT

1434 GENNINGS STREET (PIN 73581-0026)

CITY OF GREATER SUDBURY

SEPTEMBER 2024

Prepared by:

TULLOCH

131 Fielding Road

Lively, ON

P3Y 1L7

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1.0 INTRODUCTION

TULLOCH is retained by the owner of 1434 Gennings Street (being PIN 73581-0026) in Sudbury to prepare a planning justification report as part of a complete application to amend the *City of Greater Sudbury Official Plan*. This report provides a planning analysis and justification for the amendment needed to permit the creation of one new lot over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available.

Legal Description of Lands:

PCL 47303 SEC SES; PT LT 11 PL M14 MCKIM PT 2 TO 8 SR3242; GREATER SUDBURY

This report reviews the consistency and conformity of the application in the context of applicable policies found within the:

- *2020 Provincial Policy Statement (PPS)*
- *Growth Plan for Northern Ontario (GPNO)*
- *City of Greater Sudbury Official Plan (OP)*
- *City of Greater Sudbury Zoning By-Law 2010-100Z (ZBL)*

Given the analysis provided herein, the author finds that the proposed official plan amendment conforms with the intent of the *City of Greater Sudbury Official Plan* and the *Growth Plan for Northern Ontario*, is consistent with the *2020 Provincial Policy Statement* and represents good planning.

2.0 SUBJECT SITE AND SURROUNDING CONTEXT

The subject property is a regularly shaped corner backshore lot with ±93m of frontage along Gennings Street, ±82m of frontage along Lake Pointe Court and a total area of ±7,772m². The property is situated within the South Peninsula of Ramsey Lake area, as shown on *Schedule 2a* of the OP, and currently features an existing single detached dwelling on the easterly portion of the lands (as outlined on *Figure 1*). This dwelling is serviced by a private on-site water and sewage system. The property is located within approximately 130-200m of Ramsey Lake (130m north and 200m east of the property). A number of existing single detached dwellings are located between the property and Ramsey Lake, along with existing woodland areas (particularly to the east of the property). The below table provides more detail on the surrounding community.

SITE FEATURES AND SURROUNDING COMMUNITY	
TOPOGRAPHY & SITE FEATURES	<p>Easterly portion: Relatively level in topography and cleared with an existing single detached dwelling</p> <p>Westerly portion: Varying topography and predominantly woodland</p>

TRANSPORTATION AND TRANSIT	The property fronts onto Gennings Street and Lake Point Court; Gennings Street is designated as a Local Road and Lake Point Court is designated as a Collector Road in <i>Schedule 7</i> of the OP.
SURROUNDING NEIGHBOURHOOD & LAND USES	<p>NORTH: Single detached dwellings, Kirkwood Drive, Ramsey Lake</p> <p>EAST: Single detached dwellings, Ramsey Lake</p> <p>SOUTH: Single detached dwellings, Ramsey Lake Road, Bethel Lake</p> <p>WEST: Single detached dwellings, Bedford Court, North Bay Regional Health Centre</p>





3.0 PROPOSED DEVELOPMENT

The application proposes to amend the City’s official plan to permit the creation of one new lot (being the proposed severed lot on *Figure 1*) over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available. The application seeks an exemption from **Section 20.5.1(a)** of the OP as it states that:

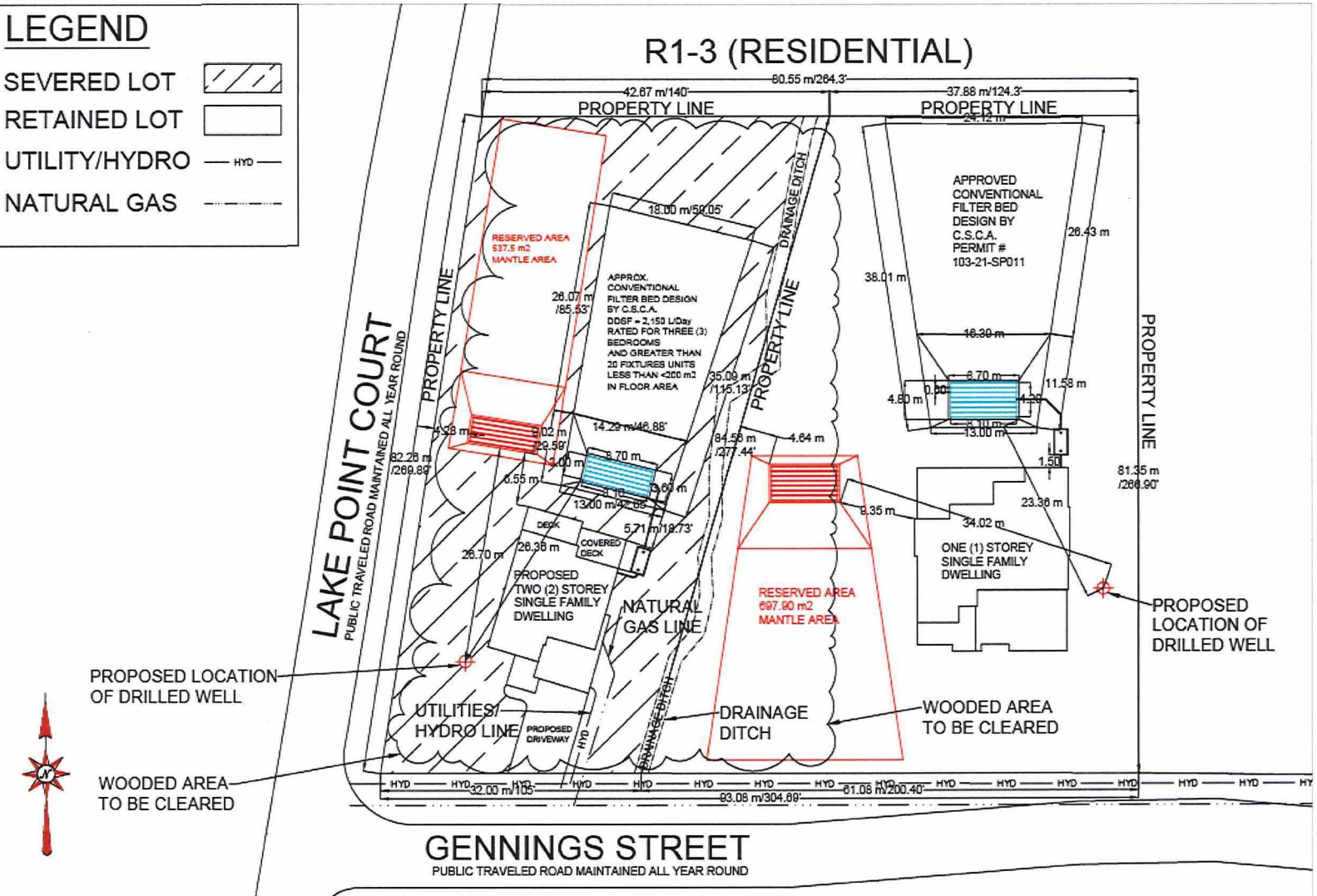
‘...In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.’

The severed lot would have ±32m of frontage along Gennings Street, and a total area of ±3,038m². The proposed retained lot would have ±61m of frontage along Genning Street with a total area of ±4,734m², and currently features an existing single detached dwelling with an approved conventional filter bed design (as illustrated on *Figure 1*). Both lots are proposed to be privately serviced by individual septic and well systems.

LEGEND

- SEVERED LOT 
- RETAINED LOT 
- UTILITY/HYDRO 
- NATURAL GAS 

R1-3 (RESIDENTIAL)



PROPOSED LOCATION OF DRILLED WELL

WOODED AREA TO BE CLEARED



Canadian Shield Consultants Agency Inc.
 21 King Street W., St. Charles, ON P0M 2W0
 T: (705) 867-5242 F: (705) 867-9988
 Email: office@canadianshieldconsultants.com
 Your turn key water & wastewater professionals

Title : Clemchar, Jean Charles - Severance Application
 Drawn by: J.L.
 Designed by: G.D.
 Verified by: G.D.

Address: 1434 Gennings Street,
 Sudbury, ON P3E 6J2

Scale: Scale to fit
 Date: January 4, 2024
 Drawing: 1 of 1

Figure 1: Concept Plan

4.0 TECHNICAL REPORTS

4.1 HYDROGEOLOGICAL FEASIBILITY STUDY

The South Peninsula of Ramsey Lake area is subject to site and area specific policies as outlined in **Section 20.5** of the OP. Most notably, **Section 20.5.1(a)** does not permit lot creation over this area until municipal sewer and water services are available for the purpose of protecting Ramsey Lake as a municipal water supply. Therefore, a hydrogeological feasibility study was prepared by Cambium Inc. to assess the proposed severances impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. As also recognized in the City's OP, the study acknowledges that phosphorus is the primary contaminant of concern to the municipal drinking supply in Ramsey Lake, and further acknowledges that nitrate is the primary contaminant of concern for the private water well supply users down-gradient of the subject property. The assessment includes a review of well records within 500m of the property, a test pit investigation, soil and ground water quality analysis, a nitrate loading assessment and a phosphorus loading assessment. The remaining applicable policies of **Section 20.5** are analyzed in detail within *Section 5.3* of this report.

The following conclusions/recommendations were produced by this study:

- *... 'The nitrate loading calculations support the site severance given the severed portion sewage system in corporate Level IV tertiary treatment with a nitrate effluent of 20mg/L (typical). The calculations indicate that the cumulative existing conventional and proposed tertiary sewage system will be 9.20 mg/L, less than the Guideline D-5-4 limit of 10 mg/L.*
- *Based on the review of the local well records, the sewage system for the proposed severance does not pose a risk to nearby water well users, as the bedrock water supply aquifers are not determined to be the final receiver of the wastewater effluent at the Site and Ontario Building Code horizontal clearance must be met.*
- *Based on the soils analysis and subsurface investigation, the Lakeshore Handbook criteria for phosphorus attenuation within 10 m of the sewage system is achievable if suitable imported sand is utilized to construct the severed lands sewage system. Therefore, there is no expected risk of additional phosphorus levels adversely impacting Ramsey Lake.*
- *It is recommended that a wastewater engineer is retained to design the proposed septic system for the severed lands' (Cambium Inc., 2024).*

The complete report will be included as part of a complete official plan amendment application.

5.0 POLICY OVERVIEW AND ANALYSIS

The following section sets out the relevant planning policy framework to assess the appropriateness of the proposed application in the context of Provincial and municipal policies and regulations. Each subsection will outline relevant policies and provide a planning analysis with respect to how the official plan amendment is consistent with or conforms to such policy.

5.1 PROVINCIAL POLICY STATEMENT, 2020

The *2020 Provincial Policy Statement (PPS)* provides high-level provincial policy direction for planning approval authorities in preparing municipal planning documents, and in making decisions on *Planning*

Act applications. Municipal official plans must be consistent with the PPS. Policies applicable to the proposed official plan amendment are outlined and analyzed below.

PPS **Section 1.1** speaks to managing and directing land use to achieve efficient and resilient development and land use patterns. **Section 1.1.1** states, in part:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

...

Per **Section 1.1.1 a) & b)**, the application would facilitate the development of additional housing over the subject property, making more efficient use of a property that can accommodate one severance (and proposed single-detached dwelling) in accordance with as-of-right zoning provisions (see *Section 5.4* of this report). In addition, the proposed development would make more efficient use of Gennings Street, being a public road that is maintained year-round. This would assist in sustaining the financial well-being of the Province and municipality over the long term.

With respect to **Section 1.1.1 c)**, a hydrogeological feasibility study was prepared to assess this applications (and ultimately the proposed severance) impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. Should the study's recommendations be implemented, '*...the proposed severance does not pose a risk to nearby water well users*', and '*...there is no expected risk of additional phosphorus levels adversely impacting Ramsey Lake*' (Cambium Inc., 2024).

Section 1.1.3 states, in part:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a)efficiently use land and resources;*
- b)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;*

...

1.1.3.6 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.

...

The subject property is located within the City's settlement area, which shall be the focus of growth and development, per **Section 1.1.3.1**. In addition, the application promotes an efficient development that is appropriate for the infrastructure that is planned and available in the surrounding area (see *Section 2.0* of this report). With respect to planned and available sewer/water infrastructure, the proposed retained lot contains a well and approved conventional septic system, and the proposed severed lot is planned to contain the same. The hydrogeological feasibility study recommends/details a suitable septic design for the severed lot, given existing conditions and the proximity of such lands to Ramsey lake and down gradient water supply well users (see *Section 5.3* of this report). Per **Section 1.1.3.6**, the application would facilitate the creation of a new lot that would introduce a slightly increased density to an area that is predominantly low-density in nature and does not efficiently utilize land to its full potential.

PPS **Section 1.4** addresses housing and providing an appropriate range and mix of housing opinions and densities required to meet projected needs. **Section 1.4.3** states, in part:

...

1.4.3 Planning authorities 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:

...

b) permitting and facilitating:

1. 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; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

c) 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;

d) 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;

...

With respect to **Section 1.4.3**, the application promotes small-scale residential intensification as a single-detached dwelling would be permitted over the subject property, should this application (and related severance) be approved. Moreover, the application directs such development over a property where appropriate levels of infrastructure are available, and can be installed (planned) to support additional housing without adversely impacting Ramsey Lake and nearby well users. Also, the application promotes a density that would more efficiently utilize the lands.

PPS **Section 2.2** contains policies for planning authorities to protect, improve or restore the quality and quantity of water. It states, in part:

2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*

...

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

...

f) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;

...

h) ensuring consideration of environmental lake capacity, where applicable; and

...

2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

Per **Section 2.2.1(b) & (h)**, the application addresses environmental lake capacity by completing a hydrogeological feasibility study to assess the proposed developments impact on Ramsey Lake, which requires special management considerations due to phosphorus enrichment. Phosphorus enrichment concerns on Ramsey Lake are identified in **Section 8.4** of the OP and analyzed in *Section 5.3* of this report. With respect to **Section 2.2.1(f) & 2.2.2**, the recommendations of the hydrogeological feasibility study outline site-specific development approaches for the proposal to contain private servicing and not

impact Ramsey Lake as a municipal water supply, and not contribute to unhealthy phosphorus levels in the lake.

The *2020 Provincial Policy Statement* was reviewed in its entirety. In conclusion, the application facilitates growth and development in the City's settlement area through small-scale intensification. This would make more efficient use of land and existing municipal infrastructure, thereby promoting the financial well-being of the Province and municipality in the long term. In addition, the application would result in a development that would not cause environmental or public health concerns, given the recommendations outlined in the hydrogeological feasibility study that are related to protecting Ramsey Lake as a municipal water supply and down gradient water supply well users. Given the analysis provided in this section of the report, the author finds that the subject application is consistent with the PPS.

5.2 GROWTH PLAN FOR NORTHERN ONTARIO

The *Growth Plan for Northern Ontario* (GPNO) is a 25-year plan that provides guidance in aligning provincial decisions and investment in Northern Ontario. It contains policies to guide decision-making surrounding growth that promotes economic prosperity, sound environmental stewardship, and strong, sustainable communities that offer northerners a high quality of life. It also recognizes that a holistic approach is needed to plan for growth in Northern Ontario.

Following a review of the application with respect to the GPNO, the author found no applicable policies. Therefore, the application does not conflict with the Plan.

5.3 CITY OF GREATER SUDBURY OFFICIAL PLAN

The *City of Greater Sudbury's Official Plan* (OP) is the principal land use planning policy document for the City of Greater Sudbury. The OP establishes policies that guide both public and private development/decision-making.

The subject property is designated Living Area 1 per *Schedule 1B* of the OP. Also, the property is located within the Settlement Area and Built Boundary on *Schedule 3*, and is subject to the South Peninsula of Ramsey Lake Site Specific Policy Area per *Schedule 2a* of the OP.

Typically, lands designated Living Area 1 are located in urbanized areas on full municipal sewer and water services. Such areas are seen as the primary focus for residential development to utilize and make the most efficient use of existing sewer and water capacity. The South Peninsula of Ramsey Lake Site Specific Policy Area is subject to special policies for those lands designated Living Area 1 within this area. Moreover, future growth through intensification and development is focused and encouraged within the Settlement Area and Built Boundary.

OP **Section 2.3** addresses policies that direct growth the key areas of the City, such as the Settlement Area, to reinforce the urban structure. It states, in part:

2.3.2.1 Future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.

2.3.2.2 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.

2.3.2.3 Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan. Development outside of the Built Boundary may be considered in accordance with the policies of this Plan.

...

Per the above noted policies, the application facilitates future growth and development in the City's settlement area and built boundary through small-scale intensification that would result in a more efficient use of the property, and the construction of a single-detached dwelling over the proposed severed lot. The scale of intensification proposed is suitable for the area, given its existing built-up character (being largely low-density in nature). In addition, the property can accommodate one severance (and proposed single-detached dwelling) in accordance with as-of-right zoning provisions (see Section 5.4 of this report).

OP Section 2.3.3 states, in part:

...

The key is to ensure that intensification is context sensitive. It must be compatible with and reinforce the existing and planned character of an area. This can be accomplished through good urban design. Urban Design policies are outlined in Chapter 14.0.

2.3.3.1 All forms of intensification are encouraged in accordance with the policies of this Plan.

2.3.3.2 The City will aim to accommodate 20 percent of future residential growth and development through intensification within the Built Boundary.

...

2.3.3.7 Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities.

2.3.3.8 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.

2.3.3.9 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;*

...

OP **Section 3.0** establishes policies for living areas that are compatible with the predominant pattern of development and the City's overall vision. **Section 3.2** states, in part:

3.2.1 Low density housing is permitted in all Living Area designations...

...

3.2.3 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.

...

3.2.10 Lot creation in Living Areas is permitted in accordance with minimum lot sizes set out in the Zoning By-law.

...

With respect to **Section 2.3.3.1 & 2.3.3.2**, the application would ultimately facilitate one severance and the construction of a single-detached dwelling over the proposed severed lot. This would assist the City in accommodating 20 percent of future residential growth and development through intensification within the built boundary. The remaining policies (noted above) should be considered when evaluating applications for intensification and new residential development in the settlement area. Per **Section 2.3.3.7**, it has already been recognized (throughout this report) that the proposed development is suitable for existing and planned infrastructure. As such, this part of the report will analyze the applicable evaluation criteria outlined in **Section 2.3.3.8, 2.3.3.9 & 3.2**. It is the authors opinion that the application conforms to such criteria, considering the proposed development:

- Is compatible with the existing built-up character of the surrounding area, which is largely zoned R1-3 (Low Density Residential One). The property is also zoned R1-3, and the size and shape of the proposed severed and retained lots, as well as the proposed single-detached dwellings siting, coverage, massing and height conforms to applicable R1-3 zoning provisions. Such is outlined in *Section 5.4* of this report;
- Would facilitate the creation of a new lot and another single-detached dwelling over the property, while maintaining a lot coverage over the severed and retained lot that provides the opportunity for such lots to contain between 90-92% landscaped open space/amenity areas.

This would assist in maintaining the open space character of the south shore of Ramsey Lake neighbourhood (as desired in **Section 20.5** of the OP);

- Provides the provision of adequate ingress/egress and off street parking. The severed and retained lot would contain driveways that connect directly to Gennings Street (being a publicly owned and maintained road), providing adequate ingress/egress to the existing and proposed single-detached dwellings. In addition, the dwellings require 1 parking space each (per *Table 5.5* of the zoning by-law), therefore off street parking can be adequately provided as well (see *Figure 1*); and
- Had the benefit of receiving a preliminary review from the City's Traffic and Transportation Department (through pre-consultation with various other City departments), for which no concerns with the proposals impact on traffic on the road network and surrounding land uses were raised.

OP **Section 8.4** contains policies to protect surface water resources, and particularly those that are of a special concern to the City (e.g. lakes with high phosphorus levels). **Section 8.4.2** states, in part:

8.4.2.1 Notwithstanding the policies listed in Section 8.4.1, certain lakes within the City require special management consideration due to phosphorus enrichment. These lakes are divided into two management categories based on the measured or modeled degree of influence of phosphorus on the lakes: Enhanced Management 1 and Enhanced Management 2.

...

8.4.2.3 Lakes that have been categorized as Enhanced Management 2 are listed in Appendix B and must satisfy at least one of the following conditions as determined by Hutchinson Environmental Services Ltd. in its 2015 report entitled "Development and Applications of a Water Quality Model for Lakes in the City of Greater Sudbury":

a. Lake has a potential phosphorus load that could cause it to exceed the revised PWQO for total phosphorus concentration (i.e. Phosphorus Load \geq Background + 50%).

b. Lake has a high responsiveness to phosphorus loads.

...

8.4.2.7 For lakes listed in Appendix B, lot creation or land use changes that result in a more intensive use may only proceed on shoreline lots where a site-specific assessment demonstrates that the development will not negatively impact water quality and outlines the circumstances under which development should occur. Specific development requirements identified through the assessment will be implemented through site plan control.

The subject property is located within approximately 130-200m of Ramsey Lake (130m north and 200m east of the property), which is categorized as Enhanced Management 2 in **Appendix B** of the OP. As such, Ramsey Lake requires special management considerations due to phosphorus enrichment, and

must satisfy at least one of the conditions as determined by the report entitled *Development and Applications of a Water Quality Model for Lakes in the City of Greater Sudbury* (Hutchinson Environmental Services Ltd., 2015). Such conditions are outlined in **Section 8.4.2.3**.

As previously discussed, a hydrogeological feasibility study was prepared to assess this applications (and ultimately the proposed severance) impact on Ramsey Lake's municipal water supply and/or down-gradient water supply well users. A part of this study contained a phosphorus loading assessment to assess if phosphorus could be attenuated through adsorption in the soil prior to reaching Ramsey Lake. The results of this assessment found that, to achieve phosphorus attenuation within 10m of the proposed septic system, *'...a fully raised septic bed design will be required. To install the fully raised septic bed, topsoil will be stripped back (ranging from 0.15 m to 0.30 m), and imported sand fill will be utilized. With the additional thickness of the imported sand for the raised septic bed, a minimum overburden thickness of 3.0 m is achievable'* (Cambium Inc., 2024). The study's conclusions/recommendations then go onto state that *'based on the soils analysis and subsurface investigation, the Lakeshore Handbook criteria for phosphorus attenuation within 10m of the sewage system is achievable if suitable imported sand is utilized to construct the severed lands sewage system. Therefore, there is no expected risk of additional phosphorus levels adversely impacted Ramsey Lake'* (Cambium Inc., 2024).

With respect to **Section 8.4.2.7**, it is the authors opinion that the application (although not being proposed over a shoreline lot) meets the intent of this policy – to only consider lot creation over properties in proximity to lakes listed in **Appendix B** where a site-specific assessment demonstrates that the development will not negatively impact water quality, and outlines recommendations for which such development could occur.

OP Section 20.5 speaks to the South Peninsula of Ramsey Lake Site Specific Policy Area. It states, in part:

20.5.1 Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as Living Area I on the South Peninsula of Ramsey Lake (i.e., all those Living Area I lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as Living Area II):

a) In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.

b) In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m² or 10,764 ft² of land per unit) even after sewer and water services are available.

20.5.2 To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have

minimum road and water frontages of 30 metres (100 feet). Backshore lots created by severance shall also have road frontage of 30 metres...

...

The application seeks an exemption from **Section 20.5.1(a)** to permit the creation of one new lot over the subject property, whereas this policy does not permit lot creation over such lands until municipal sewer and water services are available. This policy exists to protect Ramsey Lake as a municipal water supply by not permitting lot creation that would require private servicing. However, it is the authors opinion that the proposed development is appropriate in this location considering a site-specific study demonstrated that the severed lot can be developed on private services without adversely impacting Ramsey Lake as a municipal water supply.

In order to preserve the open space character of the neighbourhood, **Section 20.5.1(b) & 20.5.2** states that the net density for such area shall not exceed 10 units/hectare (which is equivalent to 1,000m² of land per unit), and backshore lots created by severance shall have road frontages of 30m. The proposed severed and retained lots would be created through consent (severance) and contain lot areas and frontages greater than 1,000m² and 30m (see *Section 5.4* of this report), therefore the application would not hinder the open space character of the South Peninsula of Ramsey Lake, per the above noted policies.

The *City of Greater Sudbury Official Plan* was reviewed in its entirety. Given the analysis provided in this section of the report, the author finds that the subject application conforms with applicable municipal planning policy direction. Similar to provincial planning policy direction, the application facilitates future growth and development in the City's settlement area and built boundary, resulting in a more efficient use of land and municipal infrastructure. Moreover, the proposed development is compatible with the existing built-up character of the surrounding area given the size and shape of the proposed lot and its building and landscaping coverage. Finally, this section analyzed the applicable policies of the South Peninsula of Ramsey Lake Site Specific Policy Area. Ultimately, it was concluded that there is no expected risk of adversely impacting Ramsey Lake with the proposal containing private servicing, and that the proposal would maintain the open space character of the neighbourhood (as desired in **Section 20.5** of the OP).

5.4 CITY OF GREATER SUDBURY ZONING BY-LAW 2010-100Z

The subject property is zoned R1-3 (Low Density Residential One) under the *City of Greater Sudbury Zoning By-law*. A zoning by-law amendment is not required to facilitate the proposed severance (and a single-detached dwelling) over the property. **Section 4.41.2** of the zoning by-law contains setback requirements for residential buildings and accessory structures, including leaching beds. This section states, in part, that '*no person shall construct a leaching bed closer than 30.0 metres from the high water mark of a lake, river or stream.*' At its closest point, the property is located within approximately 130m of Ramsey Lake (north of the property), therefore the proposed septic system would exceed such requirement. Moreover, the R1-3 zone permits single-detached dwellings, along with Bed and Breakfast Establishments, Group Homes (Type 1 in the zoning by-law) and Private Home Daycares. A zoning matrix table was created in *Figure 2*, and analyzes the proposed development (as illustrated in *Figure 1*) against the applicable R1-3 zoning provisions.

	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Corner Side Yard	Maximum Lot Coverage	Maximum Height
Required	1000m ²	30m	30m	6m	7.5m	1.2m (1 storey) / 1.8m (2 storey)	4.5m	40%	11m
Proposed Severed Lot	±3,038m ²	±32m	±85m	±15m	>7.5m	±11m	±12m	±8%	N/A
Proposed Retained Lot	±4,734m ²	±61m	±85m	±20m	>7.5m	±10m	N/A	±10%	N/A

Figure 2: Zoning Matrix Table

6.0 CONCLUSION

The application proposes to amend the *City of Greater Sudbury Official Plan* on a site-specific basis to permit the creation of one new lot over the subject property, whereas the South Peninsula of Ramsey Lake Site Specific Policy Area does not permit lot creation over such lands until municipal sewer and water services are available. It is the authors opinion that the creation of a new lot in this location is appropriate considering a hydrogeological feasibility study was prepared and demonstrated that the severed lot can be developed on private services without adversely impacting Ramsey Lake as a municipal water supply and down gradient water supply well users with respect to potential public health concerns. In addition, the proposed development facilitates growth to the City's settlement area and built boundary, and makes more efficient use of the property, while being cognisant of the existing built-up character of the area.

Given the analysis provided herein, the author finds that the proposed official plan amendment conforms with the intent of the *City of Greater Sudbury Official Plan* and the *Growth Plan for Northern Ontario*, is consistent with the *2020 Provincial Policy Statement* and represents good planning.

Respectfully submitted,

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Hydrogeological Feasibility Study, 1434 Gennings Street, Sudbury, Ontario



June 12, 2024

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Cambium Reference: 19614-001

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1.0 Introduction

Cambium Inc. (Cambium) was retained by Jean Charles (Client) in association with Tulloch Engineering to complete a hydrogeological feasibility study of the property located at 1434 Gennings Street, Sudbury, Ontario (Site). See attached Figure 1 for Site Location Plan.

It is understood that this hydrogeological feasibility study is being conducted as a matter of due diligence to support the severance of the Site into two residential lots. The Site is approximately 0.77 hectares (7,772 m²) in size with the eastern half is developed with a single-family dwelling. The proposed severed lot will be the western portion of the Site and proposed to be approximately 3,038 m² in size; the intention is to develop the severed lot with a single-family dwelling. Site details are included on Figure 2, attached.

The Site is located approximately 130 m south of Ramsey Lake at its closest extent (Appendix A), which is a municipal drinking water source for City of Greater Sudbury (City). There are no municipal sewer and water services available for the Site, and as such the proposed severed lot would require a private sewage (septic) system and a private water supply well. This hydrogeological feasibility study will assess if the installation of a septic system on the proposed severed lands will adversely impact the nearby lake or down-gradient water supply well users.

This hydrogeological feasibility study includes a review of well records within 500 m of the Site, a test pit investigation, soil and groundwater quality analysis, a nitrate loading assessment, and a phosphorus loading assessment.

1.1 Site Description

The total area of the Site is approximately 7,772 m² and it is currently zoned as a Low Density Residential One (R1-3) Zone. The properties surrounding the Site are also all zoned as R1-3, as land use around the Site is all residential (Appendix A). The Site is bordered by Gennings Street to the south and Lake Point Court to the west.



The eastern portion of the Site is developed with a single-family dwelling that is serviced by private on-site water and sewage system. The proposed severance includes the western portion of the Site, that is predominantly woodland. The western portion of the Site has locally variable topography, and it is understood that rocky fill material was imported approximately 20 years ago. There are some low-lying wet areas within the western portion of the Site, mainly in the north and northeastern areas of the proposed severed lands. There is a low-lying drainage ditch present at the Site currently that flows to the north and bisects the proposed severed and retained lands.

The proposed development plan, including a proposed single-family dwelling, private water supply well, sewage system, and reserved sewage system area for the severed lands, is included in Appendix A. The regional location of the Site is outlined on Figure 1, the property and surrounding areas outlined on Figure 2.

1.2 Official Plan Policy

This hydrogeological feasibility study was required as a matter of due diligence to assess if severing the Site into two residential lots and therefore adding an additional private sewage system to the Site will adversely impact Ramsey Lake's municipal water supply and or down-gradient water supply well users.

As per the per the City's Official Plan (OP) Appendix B. Policy 20.5.1.a) of the OP (stated below) applies to the Site:

In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.

Appendix B of the OP states that Ramsey Lake is categorized as Enhanced Management 2, which means that a) the lake has a potential phosphorus load that could cause it to exceed the



revised Provincial Water Quality Objective (PWQO) for total phosphorus concentration, and b) the lake has a high responsiveness to phosphorus load.

1.2.1 Source Protection Policy

As per the Source Protection Information Atlas (SPIA) mapping (Appendix A), provided by the Ministry of Environment, Conservation and Parks (MECP) and the Greater Sudbury Source Protection Plan (GS SPP) (Greater Sudbury Source Protection Committee, 2021), the Site is located an Intake Protection Zone 3 (IPZ-3) with a vulnerability score of 9 and an Issues Contributing Area (ICA) for sodium and total phosphorus (due to the presence of Microcystin LR, a toxin associated with cyanobacteria).

Intake Protection Areas (IPZ)

IPZ's are the areas of land and water that may influence the water quality of water sources upstream of the municipal drinking water intakes. This area accounts for the influence of runoff from heavy rains that may pick up pollutants and affect water quality in local watersheds and the near-shore waters of a municipal intake.

An IPZ-3 is a protective zone where early warning activities such as monitoring can be effective. Where an IPZ-3 abuts land, the area within a 120 m setback of the high-water mark of the related surface is included in the delineation. The IPZ-3 includes all rivers and tributaries where modeling demonstrates that contaminant spills may reach the intake during an extreme rainfall or windstorm events.

Any pollutants that are spilled in the IPZ-3 or contaminant introduced into the shallow groundwater / surface water system (i.e. contamination from wastewater systems) will eventually reach the intake and affect water quality in the vicinity of intake area.

Issues Contributing Area

ICA means the vulnerable areas that have been delineated as contributing to the "issues" identified for Ramsey Lake. In the Greater Sudbury Source Protection Area, the occurrence of Microcystin LR and the increasing amount of sodium resulted in these two issues being



identified for Ramsey Lake. The Ramsey Lake ICA is comprised of all of the IPZ areas (1, 2 and 3).

Microcystin LR is a toxin sometimes produced by cyanobacteria (also known as blue-green algae) and is listed as a parameter in the Ontario Drinking Water Quality Standards (ODWQS). Phosphorus contributes to cyanobacterial growth, therefore its presence is associated with this issue.

1.2.2 Wastewater Contaminants of Concern

It is understood that the City's OP policy and the GS SPP are in place to protect the overall health of Ramsey Lake and the drinking water source. Based on the policy and the GS SPP, phosphorus generated from the proposed sewage system is the considered the primary contaminant of concern for Ramsey Lake. Therefore, this feasibility study will include a phosphorus loading assessment to determine whether an additional septic system at the Site (to service the severed lands) will adversely impact Ramsey Lake.

This feasibility study was also conducted to assess any drinking water threats from a sewage system for the severed lands considering the neighboring lots are all serviced by individual private supply wells. As such, a nitrate loading assessment has been included in this study to evaluate if the nitrate concentration will be within the ODWQS 10 mg/L criteria at the down-gradient boundary.



2.0 Methodology

This section outlines the methodology followed to complete the hydrogeological feasibility study.

2.1 Document Review

A review of available relevant background information was completed, which included the following resources:

- Ministry Water Well Information System (WWIS) website provided by the Ministry of Environment, Conservation and Parks (MECP, 2024a);
- Source Protection Information Atlas (MECP, 2024b);
- Provincial (Stream) Water Quality Monitoring Network (MECP, 2024c);
- City of Greater Sudbury Official Plan (City of Greater Sudbury, 2023);
- Greater Sudbury Source Protection Plan (Greater Sudbury Source Protection Committee, 2021); and
- Clemchar, Jean Charles – Severance Application drawing, prepared by Canadian Shield Consultants Agency Inc. on January 4, 2024 (Appendix A).

2.2 Test Pit Investigation

A test pit investigation was completed by Cambium on April 5, 2024, to characterize the shallow subsurface conditions across the Site. A total of four test pits, designated as test pit TP101-24 through TP104-24, were excavated to a depth of 2 to 3 metres below ground surface (mbgs) using an excavator under the supervision of a Cambium representative. The test pit locations were selected based on the proposed and reserved sewage system locations shown on the severance application drawing (Appendix A). Test pit logs are provided in Appendix B. Test pit locations are identified in Figure 2.

Soil units encountered during test pit excavation were logged in the field using visual and tactile methods. Soil samples were collected from each geological unit encountered and



placed in labelled plastic bags for transport, future reference, possible laboratory testing, and storage. Open test pits were checked for groundwater and general stability prior to backfilling. All test pits were backfilled to as close as possible to pre-existing conditions.

2.3 Drive-Point Piezometer Installation

One drive-point piezometer was installed at the Site on April 5, 2024, to facilitate groundwater sampling of the shallow overburden aquifer at the Site (receiving aquifer for the sewage system(s)). The piezometer consists of a 19 mm diameter stainless steel pipe with 300 mm in length screen and was installed to a depth of 1.69 mbgs within the shallow unconfined aquifer. Static water level was not observed following installation due to the fine-grained clay soils. As such, groundwater sampling could not be completed on the same day as the installation.

2.4 Soil Sampling

Grain size analysis was completed on three samples collected during the test pit investigation; the soils were analysed at Cambium's soil lab. In addition, three soil samples were submitted to SGS Canada Inc. (SGS) for analysis of calcium carbonate, iron oxide, and aluminum oxide to determine if the soils are non-calcareous and rich in iron and aluminum. This analysis serves to determine the phosphorus attenuation of the on-site soils. The grain size analysis is included in Appendix C and soil analysis by SGS is included in Appendix D.

2.5 Groundwater Sampling

Cambium staff returned to the Site on April 12, 2024, to measure the static water level and collect a groundwater sample from the drive-point piezometer. The sample was sent to SGS for analysis of nitrate, nitrite, ammonia, total phosphorus, and dissolved phosphorus. Results are included in Appendix E.



3.0 MECP Well Records within 500 m

Cambium accessed the Ministry of the Environment Conservation and Parks (MECP) Water Well Information System (WWIS) to review water well records within 500 m of the Site. Well records within the area of the Site were reviewed to determine if there were any nearby water supply wells installed within the shallow unconfined aquifer that could be susceptible to potential wastewater contamination from the installation of a new septic system on the severed lands.

There were 54 water well records found within approximately 500 m of the Site (Appendix F; Figure 3). All of the well records were installed into bedrock with an average depth of 33.2 mbgs. The overburden – bedrock contact was encountered between ground surface to 16.8 mbgs, with an average overburden depth of 3.1 mbgs. The wells were installed between the years 1956 and 2022. A summary of the depths, static water levels, and pumping rates for the overburden wells are shown in Table 1.

Table 1 Summary of Surrounding Water Well Record Information

Well Type		Depth (mbgs)	Depth Water Found (mbgs)	Static Water Level (mbgs)	Recommended Pumping Rate (L/min)
Bedrock Supply Wells = 54	Minimum	13.7	5.2	1.0	5
	Maximum	76.2	56.7	12.0	136
	Average	37.2	29.0	3.8	23.2

A summary of the information outlined in the well records is provided below:

- Overburden was generally reported as clay-dominant soils with select units indicating gravel and sand components.
- Water yields from the water supply wells in the area are generally moderate, indicating the presence of a productive aquifer capable of supporting many groundwater users.



- Several well records encountered water at multiple depths within the bedrock, indicating that there are multiple fracture systems at varying depths which contribute water to the water supply wells.

As per the MECP WWIS mapping (and as shown on Figure 3), there is one well located in the eastern portion of the Site that was installed in 2022 (Well Record No. 7419795). It is assumed that this well record is for the private supply well that services the existing single-family dwelling on the retained portion of the Site.



4.0 Results

4.1 Subsurface Conditions

Subsurface conditions encountered during the test pit investigation at the Site generally consisted of a layer of a black topsoil that ranged in depth from 0.15 to 0.30 m, which was underlain by fill materials in most locations (except test pit TP104-24). The fill materials ranged in composition, from black large boulders and gravel to brown gravel and sand. Based on correspondence with the Client, it is understood that the previous owner of the land brought in the boulder and gravel fill approximately 20 years ago. Native overburden underlies the fill materials in each test pit location (and underlies topsoil at TP104-24). The native overburden is generally described as clayey silt to clay, with varying amounts of sand. The fine-grained native soils extended down to termination depth (maximum termination depth of 2.74 mbgs). The shallow native soils were described as brown, turning into grey soils prior to termination depth; brown and grey mottling was observed in the soils in each test pit location.

The soils were predominantly described as being moist in the shallow soils and transitioning to wet / saturated at depth in each test pit location. Groundwater seepage and caving (sloughing) were observed in each test pit, ranging in depths from 0.30 mbgs to 1.52 mbgs. In general, groundwater was encountered shallower towards the centre of the Site where the drainage ditch bisects the Site and flows north, and groundwater was encountered deeper where greater thickness of fill materials was observed.

The groundwater level observations in the test pits are not considered representative of the stabilized groundwater conditions and as such, the groundwater table elevation may vary. It was noted that groundwater levels at the Site may fluctuate seasonally and in response to climatic events. As the test pit investigation was conducted during the spring, it is assumed that the groundwater encountered was in its annual shallowest conditions.

Bedrock was not encountered within the depths of the test pit investigations.



4.2 Hydrogeology

As discussed above, each of the test pits encountered groundwater and caving (sloughing) prior to test pit termination, ranging between 0.30 mbgs to 1.52 mbgs. While these conditions are not considered representative of stabilized groundwater conditions, it can be concluded that there is an unconfined shallow overburden aquifer present within the native overburden at the Site.

Drive-point piezometer DP101-24 was installed adjacent to test pit TP104-24 (where the shallowest groundwater was encountered during the test pitting) on April 5, 2024. Cambium staff returned to the Site on April 12, 2024, to measure static water level conditions and collect the groundwater quality sample. The static groundwater level at DP101-24 on April 12, 2024, was measured at 1.16 mbgs.

Based on the drive-point piezometer and the test pit investigation, an unconfined aquifer exists within the shallow overburden at the Site. According to the MECP WWIS (Section 3.0), there are also several horizons of fractured bedrock aquifers that all of the supply wells within the area of the Site draw from. The connectivity of the shallow overburden aquifer and the bedrock aquifer systems was not investigated as part of this report; however, it is assumed there is limited connection between the shallow and deeper aquifers due to the distance between the aquifers and the fine-grained nature of the native soils in the area.

4.3 Soil Analysis

4.3.1 Grain Size Analysis

Physical laboratory testing was completed for a total of three soil samples to confirm textural classification and to estimate the percolation rates of the native soils. Results are included in Appendix C and details of the grain-size analysis are presented in Table 2, below.



Table 2 Particle Size Distribution

Test Pit	Depth (mbgs)	Soil Description	% Gravel	% Sand	% Silt	% Clay	Percolation Time (min/cm)
TP101-24 GS2	2.3 – 2.6	Silt trace Clay trace Sand	0	4	88	8	25
TP102-24 GS2	1.7 – 2.0	Clayey Silt trace Sand	0	4	72	24	40
TP104-24 GS3	1.2 – 1.5	Clay and Silt trace Sand	0	1	47	52	>50

Based on grain size analysis data, tested samples were a fine-grained soil reported as clay and silt, to clayey silt, to silt with trace amounts of sand. These results are consistent with lithological descriptions recorded in the field. Soil percolation rates ranged from 25 min/cm to >50 min/cm,. This indicates the presence of low transmissive soils at the Site.

4.4 Laboratory Soil Analysis

Three native soil samples collected from test pit TP102-24, TP103-24, and TP104-24 were sent to SGS for analysis of calcium carbonate, iron oxide, and aluminum oxide to determine if the soils are non-calcareous and rich in iron and aluminum. Aqua Regia analysis was conducted on each of the samples. The results of the soil analysis are included in Table 3 and Appendix D.

Table 3 Laboratory Soil Results

Soil Sample	Calcium Carbonate (wt%)	Iron Oxide (wt%)	Aluminum Oxide (wt%)
TP102-24	0.32	1.30	1.70
TP103-24	0.34	1.40	1.90
TP104-23	0.44	1.80	2.40

As the concentration of calcium carbonate within each soil sample was less than 1 wt%, each of the soil samples are considered to be non-calcareous. Additionally, all of the soils samples also reported a greater than 1 wt% concentration for both iron oxide and aluminum oxide. The results of the laboratory soil analysis will be discussed in Section 6.0.



4.5 Groundwater Analysis

On April 12, 2024, a groundwater sample was collected from DP101-24 and analysed for nitrate, nitrite, ammonia, total phosphorus, and dissolved phosphorus. The laboratory certificate of analysis is included in Appendix E and summarized in Table 4 below:

Table 4 Groundwater Quality Results

Parameter	Filtered vs Unfiltered	Concentration (mg/L)	ODWQS Criteria (mg/L)	PWQO Criteria (mg/L)
Ammonia + Ammonium (N)	Unfiltered	<0.1	-	-
Nitrite (as N)	Unfiltered	<0.03	1.0	-
Nitrate (as N)	Unfiltered	<0.06	10.0	-
Nitrate + Nitrite (as N)	Unfiltered	<0.06	-	-
Phosphorus (total)	Unfiltered	0.145	-	0.02 ¹
Phosphorus (dissolved)	Filtered	0.041	-	-

1. 0.2 mg/L is the PWQO criteria to avoid nuisance concentrations of algae in lakes.

The concentrations of ammonia + ammonia, nitrite, and nitrate are all less than the laboratory detectable limit meeting the corresponding ODWQS criteria (where applicable). Both the total and dissolved phosphorus concentrations were reported greater than the PWQO phosphorus criteria for algae impacts to lakes (i.e. the concern for Ramsey Lake).

The Provincial (Stream) Water Quality Monitoring Network includes a surface water sampling station on Paris Street in an outlet of Ramsey Lake, located approximately 3 km west of the Site. Monthly total phosphorus concentrations between May 2010 and March 2021 are publicly available. The total phosphorus concentrations at this location ranged from 0.002 mg/L to 0.098 mg/L, with an average concentration of 0.019 mg/L (i.e. just below the 0.02 mg/L PWQO criteria).

It is noted that the total phosphorus concentration reported from drive point DP101-24 is greater than the PWQO criteria, however this result is attributed to sediment within the sample causing interference during analysis. The dissolved phosphorus concentration reported from drive point DP101-24 is considered to be representative of the phosphorus conditions within



the shallow groundwater aquifer. The dissolved phosphorus concentration reported falls within the measured range at the Ramsey Lake monitoring station.



5.0 Nitrate Loading Assessment

As per Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Risk Assessment (Procedure D-5-4) (MOE, 1996), an assessment was completed to determine the feasibility of utilizing on-site sewage disposal for the development.

The proposed severance will increase the potential of wastewater effluent loading on the receiving aquifer system (i.e. water table) located within the overburden soils in the area. Within the effluent, nitrate is considered the limiting contaminant due to the human health concerns. Procedure D-5-4 requires that the effluent plume at the Site boundary to be less than the ODWQS limit of 10 mg/L for nitrate to prevent contamination of adjacent properties. It was determined through groundwater quality sampling (Section 4.5) at DP101-24 (which is located adjacent to the down-gradient boundary) that the current background nitrate concentration of the receiving aquifer at the Site is below 10 mg/L (<0.06 mg/L) at the down-gradient property boundary.

Although natural processes and soil interaction can result in nitrate being attenuated in the receiving aquifer system, Procedure D-5-4 states that only dilution can be used as the principal attenuation mechanism to predict future nitrate concentrations. As such, a mass balance calculation is presented below to assess the impact of developing a residential unit on the Site.

The wastewater assessment employed a detailed water balance and pre- and post-development infiltration calculations to determine the volume of available dilution water at the Site. The volume of available dilution water was then utilized to provide a predictive assessment of nitrate attenuation based on the number of units for the proposed development. Detailed mass balance calculations are provided in Appendix G. An overview of calculations and results are discussed in the following subsections.



5.1 Available Dilution

The total available dilution for the Site is estimated by the following equation:

$$Q_i = A * S * I$$

Where: Q_i – Volume of Available dilution water

A – Area of the Site

S – Water surplus

I – Infiltration factor

To calculate the water surplus, the climate normal data collected between 1981 and 2010 at the Sudbury A weather station was used (Climate ID: 6068150) located approximately 20 km from the Site. The data was accessed through the Environment Canada website (Environment Canada, 2024). The total yearly precipitation, on average, was 904 mm.

The Thornthwaite method was used to determine the amount of evapotranspiration that will occur at the Site (S. Lawrence Dingman, 2008). The calculated depth of evapotranspiration was 474 mm/year. The evapotranspiration calculations are attached in Appendix G. Therefore, the water surplus calculated to be 429 mm per year (1.18 mm/day).

To determine the fraction of surplus water that infiltrates into the soils on-site, the volume of surplus water is multiplied by an infiltration factor. The infiltration factor varies between 0 and 1 and is estimated based on topography, soils and cover (as per the Stormwater Management Planning and Design Manual (MOE, 2003)). As outlined in Table 5, an estimated infiltration factor of 0.5 was established for the Site.

In addition to calculating the infiltration factor, the developable area of the Site (7,772 m²) was considered to determine the total volume of dilution water available. The proposed paved areas and roofed areas were included in the total dilution area as it is assumed that runoff for all surfaces will be directed to the ground surface and therefore will not contribute to a post-development recharge deficit. A summary of parameters and calculations used for available



dilution water calculations are outlined in Table 5. Detailed calculations are given in Appendix G.

Table 5 Available Dilution Calculation Parameters

Infiltration Factor (I)	
Topography	Rolling land = 0.20
Soil	Clayey silt, trace sand = 0.15
Cover	Woodland / cultivated land = 0.15
Infiltration Factor (I)	0.50
Volume of Dilution Water	
Dilution Area (A) (m ²)	7,772
Surplus (S) (m/day)	0.00118
Total Volume of Surplus Water Available Per Day (AxS) (m ³ /day)	9.14
Volume of Infiltrated Surplus Water Per Day {(AxS)xI} (m ³ /day)	5.94

5.2 Predictive Assessment

Based on Procedure D-5-4, the proposed dwelling is anticipated to generate an average discharge of 1,000 L/day of sewage effluent. Total nitrogen (all species) ultimately converts to nitrate through the wastewater treatment process. Nitrate is considered to be the critical contaminant in sewage effluent. A nitrate loading of 40 grams/unit/day is the effluent loading from conventional septic systems on the receiving groundwater system. As per the site plan provided (Appendix A), the existing single-family dwelling at the Site is serviced with a conventional filter bed septic system. If a tertiary (Class 4) septic system were to be installed within the severed lands instead of a conventional septic system, a nitrate loading of 20 grams/unit/day would be the effluent loading value due to the nitrate removal assigned to the treatment process.

To evaluate the impact of a septic system on a groundwater resource, a reference point or value is established to assist in determining the extent of the impact, if any. In this respect, the quality of the groundwater that is not impacted by septic system on the Site (i.e. background



water quality) should be used for comparison purposes. The concentration of nitrate is assumed to be 0.01 mg/L in the surplus water infiltrating into the ground once the development is created.

To determine the adequate unit density for the Site, a mass balance calculation is used to determine the sewage loading for nitrate on the property boundary. The mass balance calculations are outlined below as:

$$Q_t C_t = Q_e C_e + Q_i C_i$$

- Where:
- Q_t = Total volume ($Q_e + Q_i$)
 - C_t = Total concentration of nitrate at the property boundary
 - Q_e = Volume of septic effluent
 - C_e = Concentration of nitrate in effluent (40 mg/L for conventional and 20 mg/L for tertiary)
 - Q_i = Volume of available dilution water
 - C_i = Concentration of nitrate in dilution water (0.01 mg/L)

To determine the concentration of nitrate at the property boundary (C_t), the above mass balance equation is arranged as follows:

$$C_t = \frac{Q_e C_e + Q_i C_i}{Q_t}$$

This equation was used for the developable portion of the Site. The results of the calculations are outlined in the table below:



Table 6 Predictive Assessment of Nitrate Concentrations

Variable	Conventional Septic System	Tertiary Septic System
Number of Units	2	2
Volume of Sewage Effluent (Qe)	2,000	2,000
Concentration of nitrate in effluent Ce (mg/L)	40	30 ¹
Volume of available dilution water Qi (L/day)	5,938	4,568
Concentration of nitrate in dilution water Ci (mg/L)	0.1	0.1
Total Volume Qt (L/day)	7,938	6,568
Target Nitrate Concentration at the Property Boundary Ct (mg/L)	12.25	9.20

1. Average concentration of nitrate in effluent with conventional septic system (40 mg/L) installed for the retained lands and a tertiary septic system (20 mg/L) for the retained lands.

Based on the predictive assessment prepared, a down-gradient nitrate concentration of 12.25 mg/L is expected with two conventional septic systems within the entire property area (i.e. one within the retained and one within the severed lands). This value is greater than the nitrate concentration limit of 10 mg/L at the property boundary and therefore is not recommended.

It is known that a conventional septic bed is currently installed for the single-family dwelling within the retained portion of the Site. Predictive assessment calculations were prepared assuming that a tertiary (Class 4) septic system was installed for the proposed severed lands, and a cumulative down-gradient nitrate concentration of 9.20 mg/L was calculated. This value is less than the nitrate concentration limit of 10 mg/L at the property boundary and is considered acceptable.

It is noted that the Procedure D-5-4 calculations are considered conservative as it does not account for attenuation from natural soil processes. For example, the nitrate loading assessment calculations predicts a down-gradient nitrate concentration of 7.27 mg/L for a conventional septic bed servicing just the single-family dwelling in the retained lands (i.e. not including a second septic bed for the severed lands and using the whole site area). However, based on the groundwater quality testing completed at drive point DP101-24, the actual down-gradient nitrate concentration is <0.06 mg/L.



5.3 Assessment of Effluent on Private Water Supply Wells

Due to the fine-grained nature of the native soils at the Site and the vertical distance between the shallow overburden aquifer and the deeper bedrock aquifers that supply wells draw from, it is not anticipated that any effluent-impacted groundwater will percolate into the water supply bedrock aquifers. Therefore, the supply wells down-gradient of the Site are not interpreted to be impacted by the proposed severance. In addition, the predictive assessment concludes that the nitrate concentrations at the down-gradient boundary will be underneath the 10 mg/L ODWQS criteria if single-family dwelling within the severed lands is serviced with a tertiary (Class 4) septic bed. Therefore, the additional wastewater requirements for the proposed severance does not pose a risk to nearby water well users.

As per the severance application drawing provided Appendix A, the proposed septic system for the severed lands would meet the Ontario Building Code minimum horizontal clearances required to the proposed water supply well (and the existing water supply well for the retained lands). This minimum horizontal clearance is intended to protect the future supply source from contamination. Additionally, it is assumed that the proposed supply well for the severed lands will also be installed within the deeper fractured bedrock aquifer(s).



6.0 Phosphorus Loading Assessment

Based on contours and proximity, Ramsey Lake (approximately 130 m north of the Site) is considered the final receiver of effluent from the septic system at the Site. As such total phosphorus is considered the contaminant of concern.

6.1 Surface Water Assessment Criteria

The Lakeshore Capacity Assessment Handbook (Handbook) was used to assess if phosphorous could be attenuated through adsorption in the soil prior to reaching the surface water bodies (Ministry of the Environment, 2010). Specifically, the method based on Robertson, W.D. (2005) and (2019) and Appendix B of the Handbook was used which includes a site-specific subsurface investigation to determine if the site conditions meet the criteria for phosphorus attenuation. The criteria are as follows:

1. Overburden must be at least 3 m deep native and undisturbed;
2. Unsaturated zone of at least 1.5 m during the shallowest extent of the water table (assessed during spring following snow melt or late fall);
3. Soils must be non-calcareous (<1% CaCO₃ by weight); and
4. Soils must have acid extractable concentrations of iron and aluminum (>1% equivalent by weight).

It is understood that, based on the Robertson studies (2005) (2019), 97% of phosphorus attenuation can be achieved within 10 m (proximal zone) of the leaching bed area if the above subsurface criteria are achieved.

6.2 Soils Assessment for Phosphorus Attenuation

From the test pit investigation, it was concluded that the overburden is at least 2.74 m in thickness. Percolation rates (i.e. T-Times) from the grain size analysis (Section 4.3.1) reported limited percolation potential of the soils due to their fine-grained nature. Accordingly, a fully raised septic bed design will be required. To install the fully raised septic bed, topsoil will be stripped back (ranging from 0.15 m to 0.30 m), and imported sand fill will be utilized. With the



additional thickness of the imported sand for the raised septic bed, a minimum overburden thickness of 3.0 m is achievable.

The static groundwater level reported at DP101-24 on April 12, 2024 (i.e. peak spring groundwater conditions) was 1.16 mbgs. This groundwater value is considered conservative, as DP101-24 is located immediately adjacent to the drainage watercourse at the Site where groundwater levels are assumed to be shallowest. Therefore, with the imported materials required for the raised septic bed, an unsaturated zone of 1.5 m is achievable.

Based on the laboratory soil results (Section 4.4), the soils at the Site are considered non-calcareous, with less than 1 wt% for calcium carbonate and both iron oxide and aluminum oxide concentrations exceeding 1 wt%.

Therefore, all of the criteria noted above are met for the proposed severance at the Site, and phosphorous within the effluent of the proposed septic bed within the severed lands is expected to be attenuated through adsorption in the soil on-site.

It is recommended that a wastewater engineer is retained to design the proposed septic system for the severed lands. The severed lands septic system leaching bed should be raised above existing grade and constructed with imported non-calcareous sand fill rich in aluminum and iron. This optimal sand fill and additional vertical separation will achieve additional total phosphorus attenuation within the leaching bed footprint.



7.0 Conclusions and Recommendations

The following are our conclusions based on the assessment completed:

- Phosphorus is the primary contaminant of concern to the municipal drinking water supply source in Ramsey Lake for a private septic system installed within the proposed severed lands. Nitrate is the primary contaminant of concern for the private water well supply users down-gradient of the Site.
- Subsurface conditions were generally described as a thin layer of topsoil, underlain by boulders, gravel, and sand fill materials, underlain by fine-grained soils. Shallow groundwater seepage and caving (sloughing) were observed in each test pit, ranging in depths.
- Drive-point piezometer DP101-24 was installed adjacent to TP104-24 with a static water level measurement of 1.16 mbgs.
- Based on grain size analysis data, tested samples were a fine-grained soil with percolation rates ranging from 25 min/cm to >50 min/cm indicating low transmissive soils at the Site.
- From the soil laboratory analysis, the soils are considered non-calcareous and rich in iron and aluminum.
- The nitrate loading calculations support the site severance given the severed portion sewage system incorporate Level IV tertiary treatment with a nitrate effluent of 20 mg/L (typical). The calculations indicate that the cumulative existing conventional and proposed tertiary sewage system will be 9.20 mg/L, less than the Guideline D-5-4 limit of 10 mg/L.
- Based on the review of local well records, the sewage system for the proposed severance does not pose a risk to nearby water well users, as the bedrock water supply aquifers are not determined to be the final receiver of the wastewater effluent at the Site and Ontario Building Code horizontal clearances must be met.
- Based on the soils analysis and subsurface investigation, the Lakeshore Handbook criteria for phosphorus attenuation within 10 m of the sewage system is achievable if suitable



imported sand is utilized to construct the severed lands sewage system. Therefore, there is no expected risk of additional phosphorus levels adversely impacting Ramsey Lake.

- It is recommended that a wastewater engineer is retained to design the proposed septic system for the severed lands.




8.0 Closing


We trust that the information in this submission meets your current requirements. If you have any questions regarding the contents of this report, please contact the undersigned.

Respectfully submitted,

Cambium Inc.

DocuSigned by:

6AAA0661AAA8459

Nicole Latimer, M.Sc., GIT
Project Coordinator

DocuSigned by:

5230E648B0C64BD

Stew Dolstra, Honours, B. Sc., Dipl. BCIN
Senior Project Manager

\\cambiumincstorage.file.core.windows.net\projects\19600 to 19699\19614-001 Jean Charles - Landowner - HydroG - 1431 Gennings St Sudbury\Deliverables\REPORT - HydroG\Final\2024-06-12 RPT, HydroG, 1434 Gennings St, Sudbury.docx



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10.0 Standard Limitations

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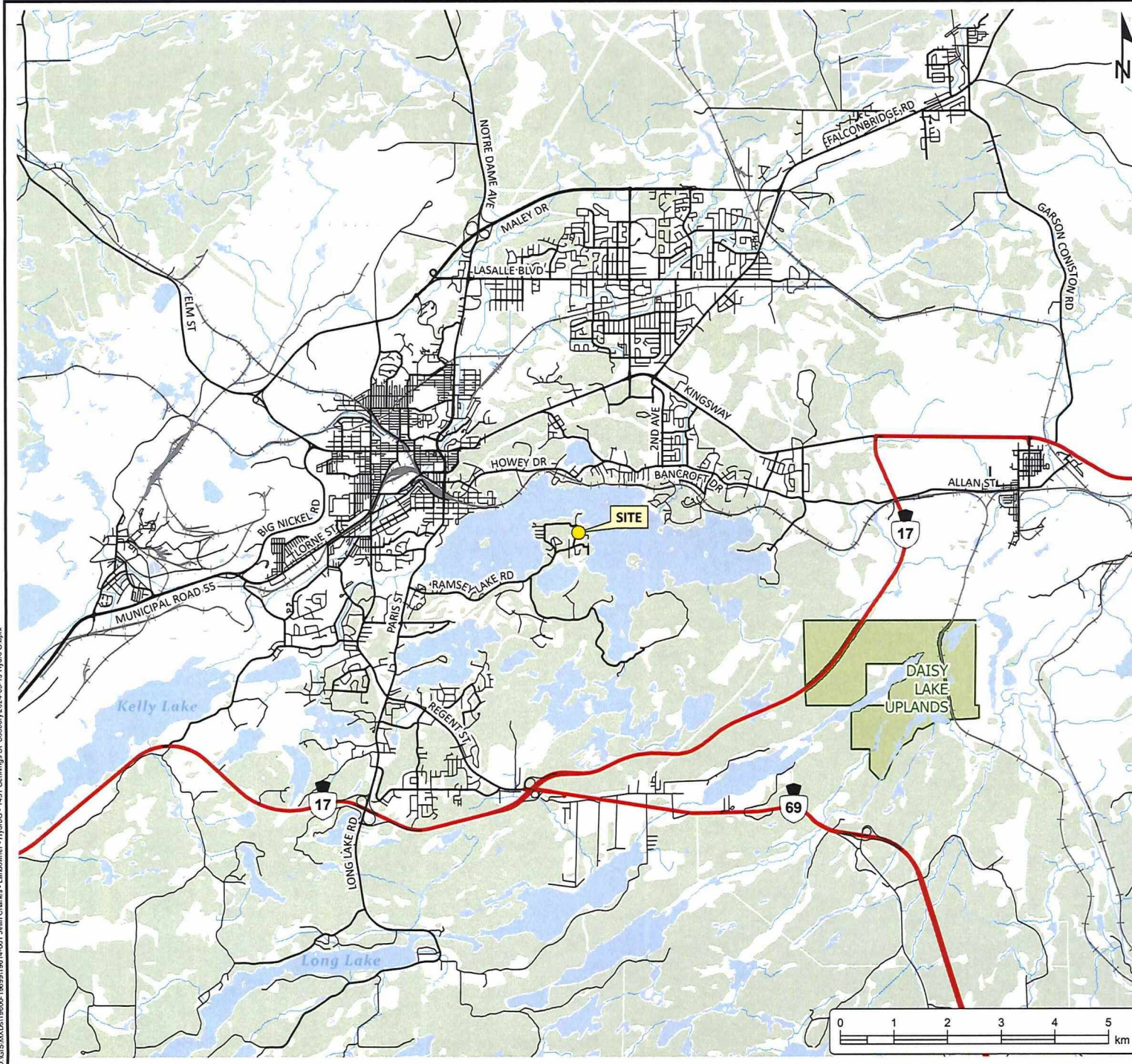
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Appended Figures



HYDROGEOLOGICAL FEASIBILITY STUDY

JEAN CHARLES
1434 Gennings Street
Sudbury, Ontario

LEGEND

- Highway
- Major Road
- Minor Road
- Railway
- Watercourse
- Water Area
- First Nations Reserve
- Provincial Park
- Wooded Area
- Built Up Area

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SITE LOCATION PLAN

Project No.: 19614-001	Date: May 2024
Scale: 1:100,000	Rev.: Rev.
Created by: DBB	Checked by: NL
	Figure: 1




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HYDROGEOLOGICAL FEASIBILITY STUDY

JEAN CHARLES
1434 Gennings Street
Sudbury, Ontario

LEGEND

-  Test Pit
-  Drive Point
-  Site (approximate)

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TEST PIT LOCATION PLAN

Project No.:	19614-001	Date:	May 2024
Scale:	1:750	Rev.:	
Created by:	DBB	Projection:	NAD 1983 UTM Zone 17N
Checked by:	NL	Figure:	2



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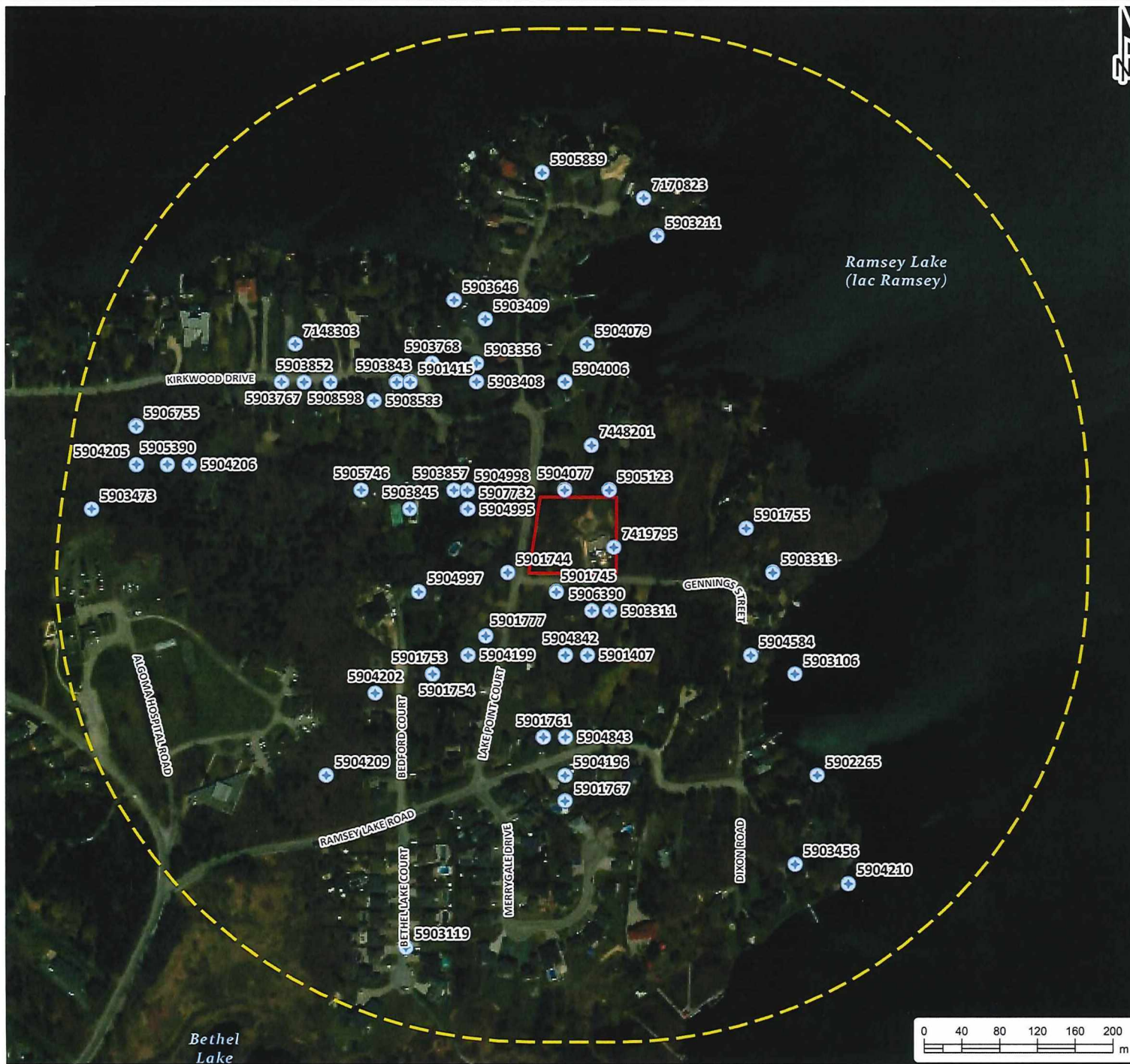
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HYDROGEOLOGICAL FEASIBILITY STUDY

JEAN CHARLES
1434 Gennings Street
Sudbury, Ontario

LEGEND

- + Water Well Record
- Study Area (500m)
- Site (approximate)



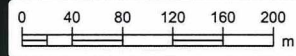
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MECP WELL RECORDS WITHIN 500m

Project No.: 19614-001		Date: May 2024
Scale: 1:5,750		Rev.:
Created by: DBB		Projection: NAD 1983 UTM Zone 17N
Checked by: NL		Figure: 3

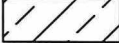
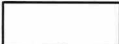




G:\GIS\WXD\19614-001 Jean Charles - Landsowner - HydroG - 1431 Gennings St. Sudbury\2024-05-13 Hydro G.aprx

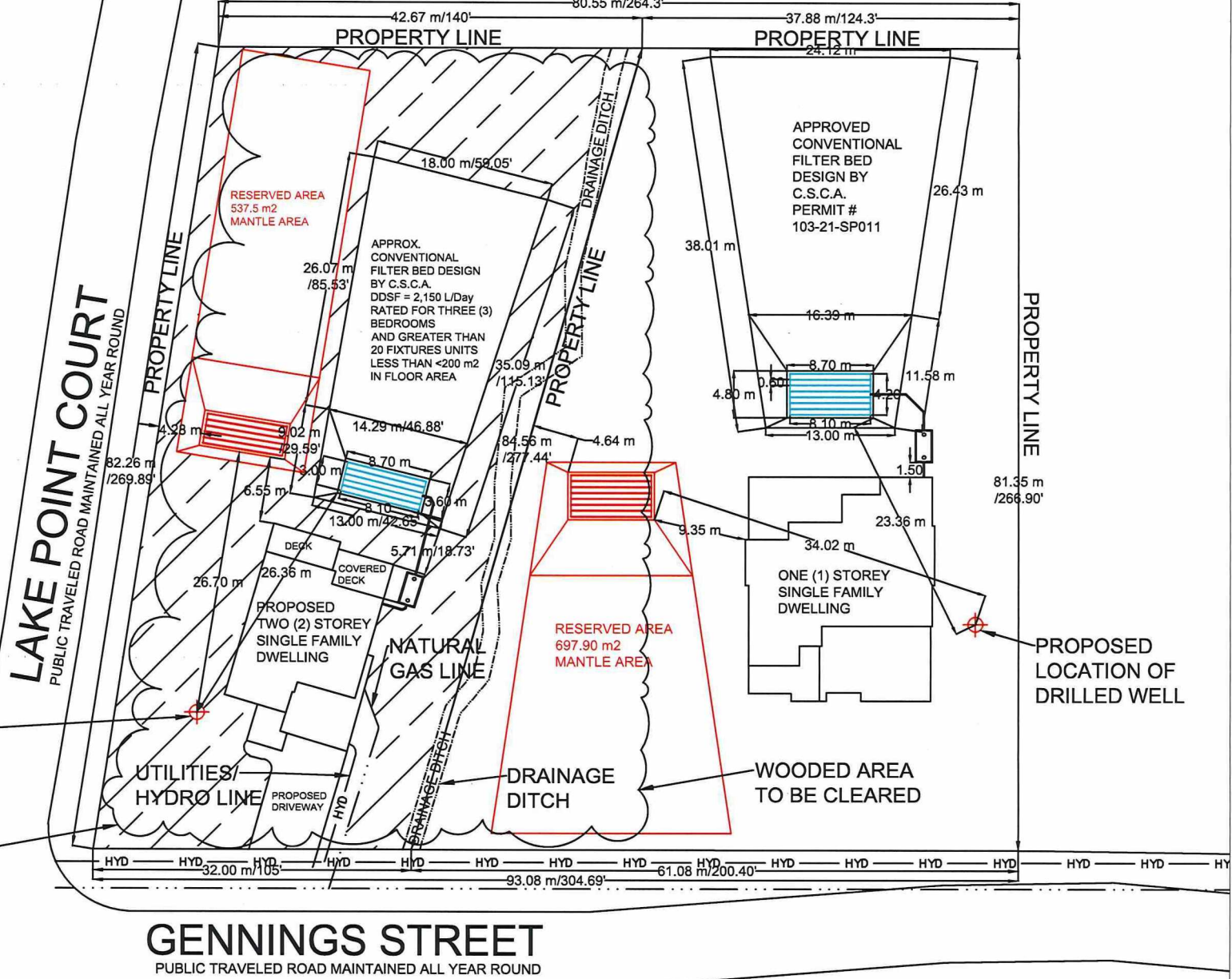


Appendix A
Proposed Development Plan and Land Information

LEGEND

- SEVERED LOT 
- RETAINED LOT 
- UTILITY/HYDRO 
- NATURAL GAS 

R1-3 (RESIDENTIAL)



PROPOSED LOCATION OF DRILLED WELL

PROPOSED LOCATION OF DRILLED WELL

WOODED AREA TO BE CLEARED

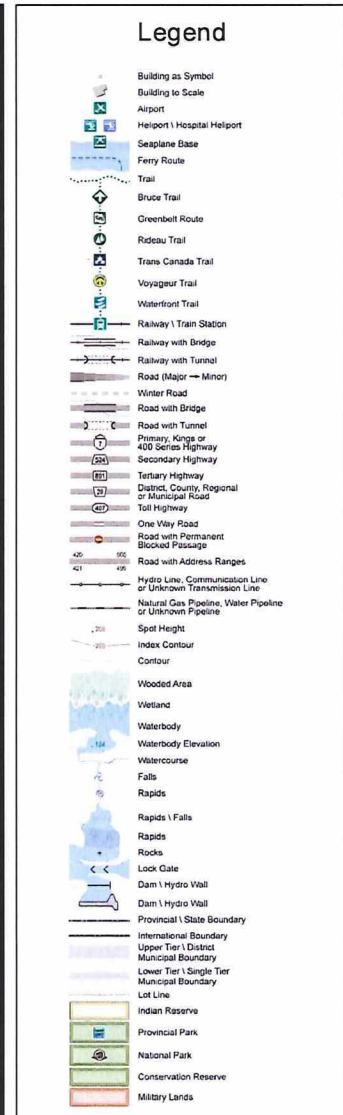
GENNINGS STREET
PUBLIC TRAVELED ROAD MAINTAINED ALL YEAR ROUND



Canadian Shield Consultants Agency Inc.
 21 King Street W., St. Charles, ON P0M 2W0
 T: (705) 867-5242 F: (705) 867-9988
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 Your turn key water & wastewater professionals

Title : Clemchar, Jean Charles - Severance Application
 Drawn by: J.L. Scale: Scale to fit
 Designed by: G.D. Date: January 4, 2024
 Verified by: G.D. Drawing: 1 of 1

Address: 1434 Gennings Street,
 Sudbury, ON P3E 6J2



0 0.2 km

Projection: Web Mercator



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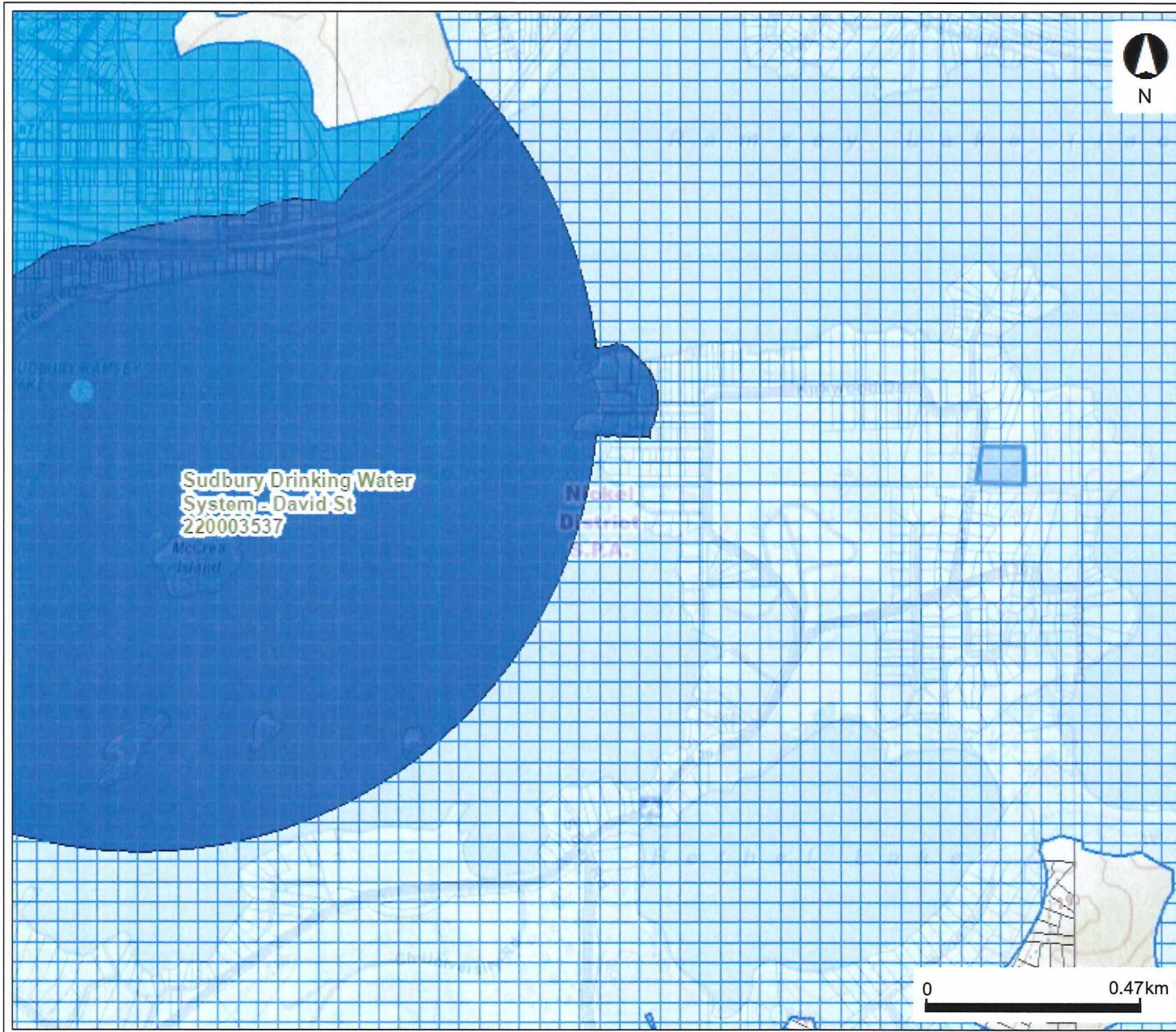
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SPIA Map



Legend

- Issue Contributing Areas
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2
- Intake Protection Zone 3
- Source Protection Areas
- Assessment Parcel

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Appendix B
Test Pit Logs

TEST PIT LOGS

Hydrogeological Assessment: 1434 Gennings Street, Sudbury, Ontario

Technician: NL

Cambium Reference: 19614-001

Completed: April 5, 2024



Test Pit ID	Depth (mbgs ¹)	Field Soil Sample ID	Moisture Content (%)	Material Description	Lab Soil Sample ID	Gravel (%)	Sand (%)	Silt (%)	Clay (%)	T-Time (min/cm)
TP101-24 17T 503297.02 m E 5147300.77 m N	0.00 - 0.15 0.15 - 0.46 0.46 - 0.76 0.76 - 2.29 2.29 - 2.74	GS1 GS2	12.0 21.4	TOPSOIL - with roots; black (~ 150mm thick) FILL (SM) - SAND and SILT, with gravel and cobbles; brown; moist (ML) - CLAYEY SILT, with sand and gravel; grey; moist FILL (SM) - SAND and SILT, with gravel, cobbles, and boulders; brown; wet to saturated (ML) - SILT, trace clay and sand, some organics; brown and grey mottling; wet to saturated Groundwater seepage and caving observed at 0.76 mbgs Test pit terminated at 2.74 mbgs	S-24-0778	0	4	88	8	25
TP102-24 17T 503304.90 m E 5147328.28 m N	0.00 - 0.30 0.30 - 1.52 1.52 - 1.98	GS1 GS2	18.7	TOPSOIL - with organics and roots; black (~ 300mm thick) FILL (GP) - GRAVEL and SAND, trace cobbles and boulders; brown; moist (ML) - CLAYEY SILT, trace sand; brown and grey mottling; wet to saturated Soil turns grey at 1.83 mbgs Groundwater seepage and caving observed at 1.52 mbgs Test pit terminated at 1.98 mbgs	S-24-0779	0	4	72	24	40
TP103-24 17T 503313.93 m E 5147295.65 m N	0.00 - 0.91 0.91 - 1.52 1.52 - 1.98	GS1 GS2	17.1 20.7	FILL (GP) - GRAVEL, large cobble and boulders; black; moist to wet FILL (GP) - GRAVEL, trace silt and sand; black to brown; wet to saturated (ML) - CLAY, some silt, trace sand; brown and grey mottling; wet to saturated Groundwater seepage observed at 0.61 mbgs Test pit terminated at 1.98 mbgs						
TP104-24 17T 503321.98 m E 5147317.07 m N	0.00 - 0.30 0.30 - 0.61 0.61 - 1.98	GS1 / GS2 GS3	42.9 / 25.5 35.2	TOPSOIL - with organics and roots; black (~ 300mm thick) (ML) - CLAY, some silt, trace sand, some organics; brown and grey mottling; wet to saturated (CL) - CLAY and SILT, trace sand; brown and grey mottling; wet to saturated Groundwater seepage observed at 0.30 mbgs Test pit terminated at 1.98 mbgs	S-24-0780	0	1	47	52	>50

¹: metres below ground surface



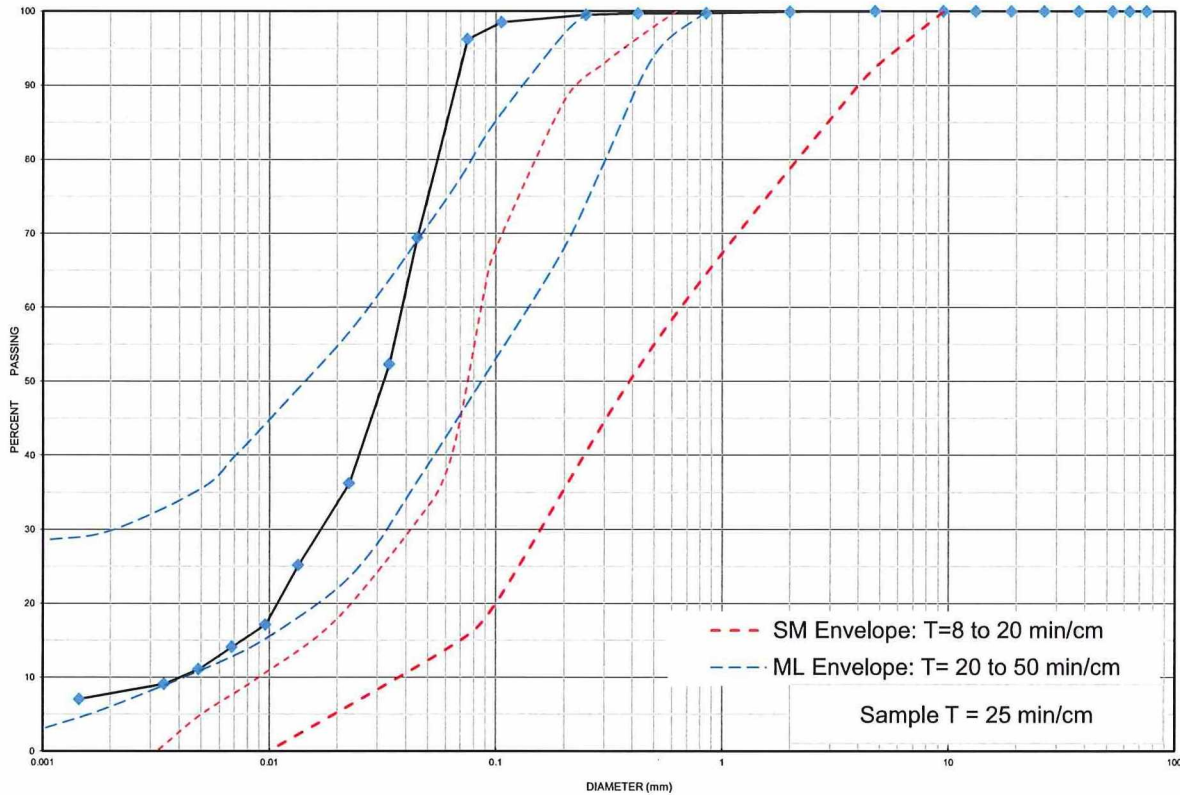
Appendix C
Grain Size Analysis Results



Grain Size Distribution Chart

Project Number: 19614-001 **Client:** Jean Charles
Project Name: 1431 Gennings Street, Sudbury
Sample Date: April 5, 2024 **Sampled By:** Nicole Latimer - Cambium Inc.
Location: TP 101-24 GS 2 **Depth:** 2.3 m to 2.6 m **Lab Sample No:** S-24-0778

UNIFIED SOIL CLASSIFICATION SYSTEM					
CLAY & SILT (<0.075 mm)	SAND (<4.75 mm to 0.075 mm)			GRAVEL (>4.75 mm)	
	FINE	MEDIUM	COARSE	FINE	COARSE



MIT SOIL CLASSIFICATION SYSTEM								
CLAY	SILT	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	BOULDERS
		SAND			GRAVEL			

Borehole No.	Sample No.	Depth	Gravel	Sand	Silt	Clay	Moisture
TP 101-24	GS 2	2.3 m to 2.6 m	0	4	88	8	21.4
Description		Classification	D ₆₀	D ₃₀	D ₁₀	C _u	C _c
Silt trace Clay trace Sand		ML	0.038	0.017	0.004	9.50	1.90

Additional information available upon request

Issued By: *Steve Baird*
 (Senior Project Manager)

Date Issued: May 2, 2024

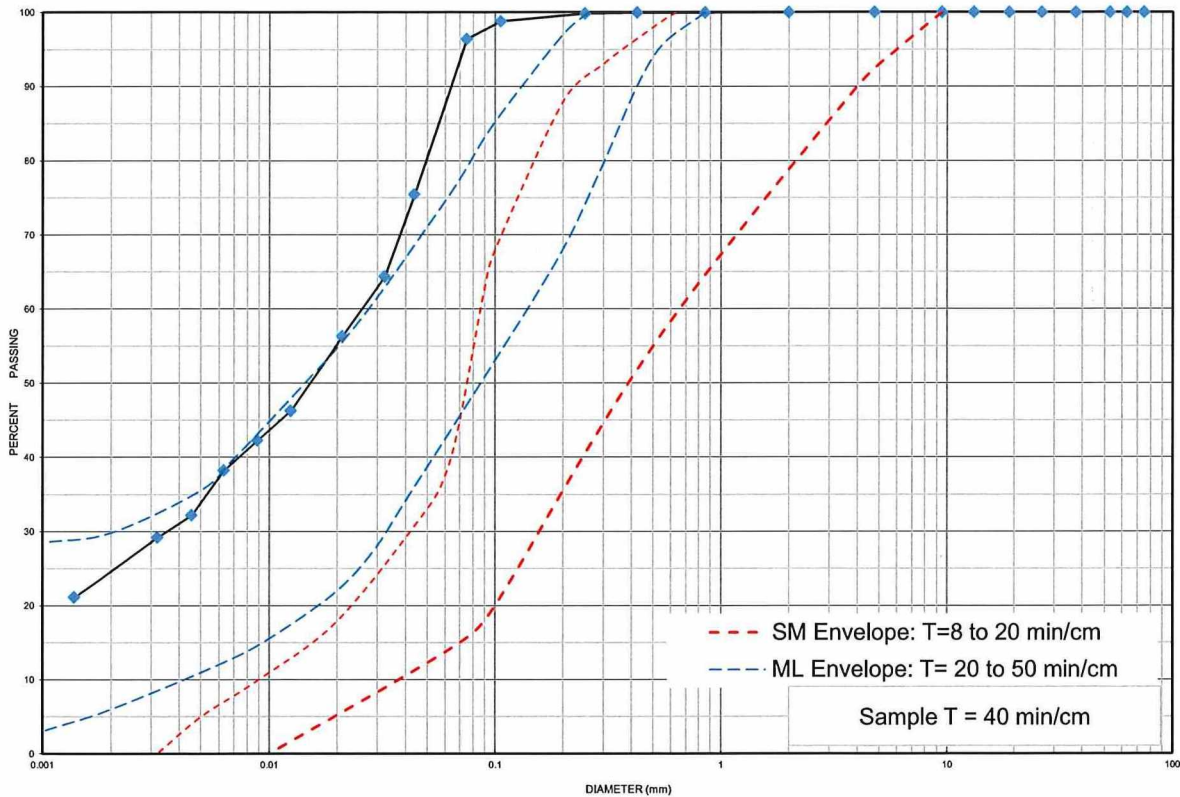
Cambium Inc. (Laboratory)
 866.217.7900 | cambium-inc.com
 194 Sophia St. | Peterborough | ON | K9H 1E5



Grain Size Distribution Chart

Project Number: 19614-001 **Client:** Jean Charles
Project Name: 1431 Gennings Street, Sudbury
Sample Date: April 5, 2024 **Sampled By:** Nicole Latimer - Cambium Inc.
Location: TP 102-24 GS 2 **Depth:** 1.7 m to 2 m **Lab Sample No:** S-24-0779

UNIFIED SOIL CLASSIFICATION SYSTEM					
CLAY & SILT (<0.075 mm)	SAND (<4.75 mm to 0.075 mm)			GRAVEL (>4.75 mm)	
	FINE	MEDIUM	COARSE	FINE	COARSE



MIT SOIL CLASSIFICATION SYSTEM								
CLAY	SILT	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	BOULDERS
		SAND			GRAVEL			

Borehole No.	Sample No.	Depth	Gravel	Sand	Silt	Clay	Moisture
TP 102-24	GS 2	1.7 m to 2 m	0	4	72	24	18.7
Description		Classification	D ₆₀	D ₃₀	D ₁₀	C _u	C _c
Clayey Silt trace Sand		ML	0.0260	0.0035	-	-	-

Additional information available upon request

Issued By: 
 (Senior Project Manager)

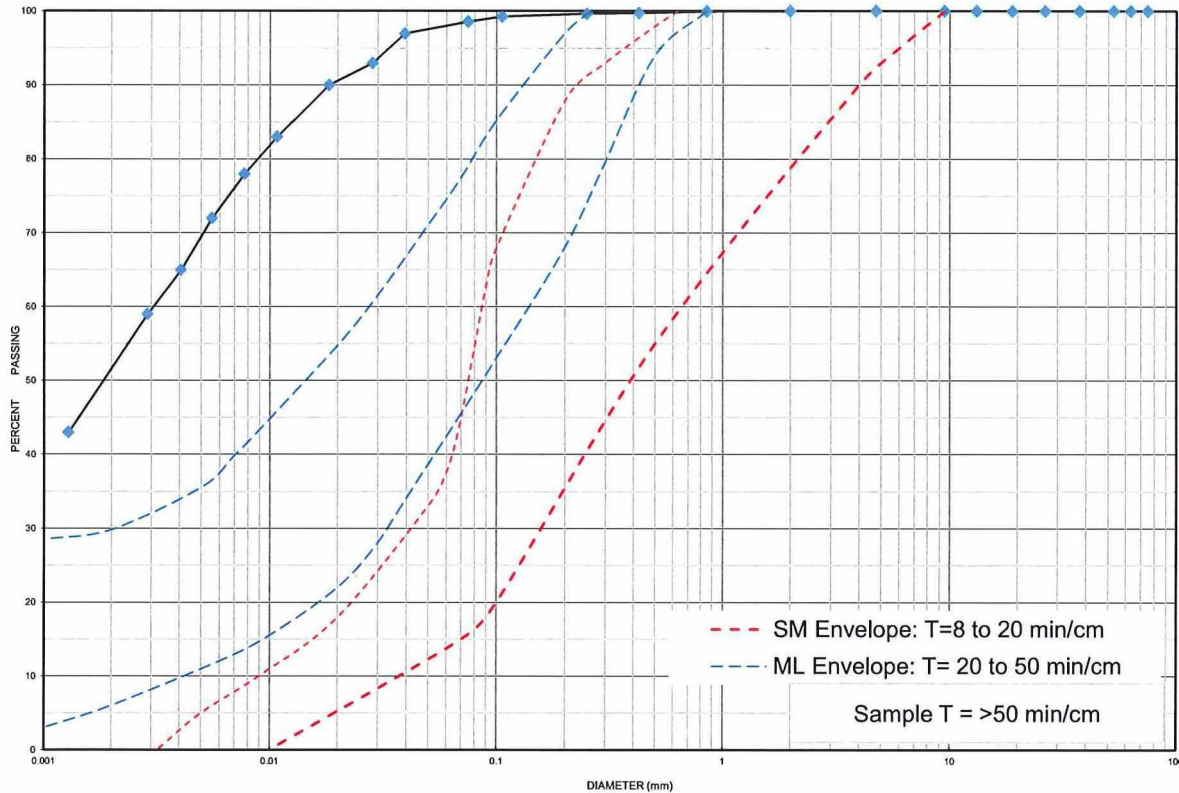
Date Issued: May 2, 2024



Grain Size Distribution Chart

Project Number: 19614-001 **Client:** Jean Charles
Project Name: 1431 Gennings Street, Sudbury
Sample Date: April 5, 2024 **Sampled By:** Nicole Latimer - Cambium Inc.
Location: TP104-24 GS 3 **Depth:** 1.2 m to 1.5 m **Lab Sample No:** S-24-0780

UNIFIED SOIL CLASSIFICATION SYSTEM					
CLAY & SILT (<0.075 mm)	SAND (<4.75 mm to 0.075 mm)			GRAVEL (>4.75 mm)	
	FINE	MEDIUM	COARSE	FINE	COARSE



MIT SOIL CLASSIFICATION SYSTEM								
CLAY	SILT	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	BOULDERS
		SAND			GRAVEL			

Borehole No.	Sample No.	Depth	Gravel	Sand	Silt	Clay	Moisture
TP 104-24	GS 3	1.2 m to 1.5 m	0	1	47	52	35.2
Description		Classification	D ₆₀	D ₃₀	D ₁₀	C _u	C _c
Clay and Silt trace Sand		CL	0.0031	-	-	-	-

Additional information available upon request

Issued By: *Steve Bond*
 (Senior Project Manager)

Date Issued: May 2, 2024



Appendix D
Soil Laboratory Results



FINAL REPORT

CA40046-APR24 R1

19614-001, 1434 Gennings St. Sudbury

Prepared for

Cambium Inc.



FINAL REPORT

CA40046-APR24 R1

First Page


CLIENT DETAILS		LABORATORY DETAILS	
Client	Cambium Inc.	Project Specialist	Brad Moore Hon. B.Sc
Address	74 Cedar Pointe Drive Barrie, ON Canada	Laboratory	SGS Canada Inc.
Contact	Nicole Latimer	Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-742-7900	Telephone	705-652-2143
Facsimile	705-742-7907	Facsimile	705-652-6365
Email	Natalie.Wright@cambium-inc.com; file@cambium-inc.com; ESr	Email	brad.moore@sgs.com
Project	19614-001, 1434 Gennings St. Sudbury	SGS Reference	CA40046-APR24
Order Number		Received	04/06/2024
Samples	Soil (3)	Approved	04/11/2024
		Report Number	CA40046-APR24 R1
		Date Reported	04/11/2024

COMMENTS

Temperature of Sample upon Receipt: 6 degrees C
 Cooling Agent Present:yes
 Custody Seal Present:yes

Chain of Custody Number:035602

SIGNATORIES

Brad Moore Hon. B.Sc




FINAL REPORT

CA40046-APR24 R1

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FINAL REPORT

CA40046-APR24 R1

Client: Cambium Inc.

Project: 19614-001, 1434 Gennings St. Sudbury

Project Manager: Nicole Latimer

Samplers: Nicole Latimer

MATRIX: SOIL

Sample Number	29	30	31
Sample Name	TP102-24	TP103-24	TP104-24
Sample Matrix	Soil	Soil	Soil
Sample Date	05/04/2024	05/04/2024	05/04/2024

Parameter	Units	RL	Result	Result	Result
Metals and Inorganics					
Calcium	µg/g	3	3200	3400	4400
Aluminum	µg/g	1	13000	14000	18000
Iron	µg/g	1	17000	19000	24000



FINAL REPORT

CA40046-APR24 R1

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-IENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Aluminum	EMS0107-APR24	ug/g	1	<1	2	20	90	70	130	127	70	130
Calcium	EMS0107-APR24	ug/g	3	<3	0	20	103	70	130	100	70	130
Iron	EMS0107-APR24	ug/g	1	<1	2	20	99	70	130	107	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.



FINAL REPORT

CA40046-APR24 R1

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.
RL Reporting Limit.
 ↑ Reporting limit raised.
 ↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Results relate only to the sample tested.

Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.

"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

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This report supersedes all previous versions.

-- End of Analytical Report --



Request for Laboratory Services and CHAIN OF CUSTODY

No: 035602

Page of

Laboratory Information Section - Lab use only

Received By: N. Latimer
Received Date: 04/06/24 (mm/dd/yy)
Received Time: 12:00 (hr:min)

Received By (signature): [Signature]
Custody Seal Present: Yes No
Cooling Agent Present: Yes No Type: Ice
Custody Seal Intact: Yes No
Temperature Upon Receipt (°C): 5.6 to

LAB LIMS #: CA40046-apr24

REPORT INFORMATION	INVOICE INFORMATION
Company: <u>Cambium Inc.</u>	<input checked="" type="checkbox"/> (same as Report Information)
Contact: <u>Nicole Latimer</u>	Company: _____
Address: <u>135 Bayfield St Suite 102 Barrie</u>	Contact: _____
Phone: <u>705-279-6374</u>	Address: _____
Fax: _____	Phone: _____
Email: <u>nicole.latimer@cambium-inc.com</u>	Fax: _____

Quotation #: Email titled " Bottle Order 19614-001" P.O. #: _____
Project #: 19614-001 Site Location/ID: 1434 Kennedy St. Sudbury

TURNAROUND TIME (TAT) REQUIRED
 Regular TAT (5-7 days) TAT's are quoted in business days (exclude statutory holidays & weekends).
Samples received after 6pm or on weekends: TAT begins next business day
RUSH TAT (Additional Charges May Apply): 1 Day 2 Days 3 Days 4 Days
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION
Specify Due Date: _____ *NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

REGULATIONS

O.Reg 153/04 O.Reg 406/19

Other Regulations:
 Reg 347/558 (3 Day min TAT)
 PWQO MMER
 CCME Other:
 MISA
 ODWS Not Reportable *See note

Sewer By-Law:
 Sanitary
 Storm
Municipality: _____

ANALYSIS REQUESTED

M & I	SVOC	PCB	PHC	VOC	Pest	Other (please specify)	SPLP	TCLP	COMMENTS:						
Field Filtered (Y/N)	Metals & Inorganics <small>(incl. Cu, Cd, Pb, Ni, Cr(VI), Hg, Se, As, Sb, Bi, Ba, Sr, Mn, Zn, Co, Cr, Fe, Ni, Mo, Sn, V, W, U, Pu, Th, Ra, Rn)</small>	Full Metals Suite <small>(ICP analysis for Pb, Cd, Cu, Ni, Cr, Fe, Mn, Zn, Co, Cr, Fe, Ni, Mo, Sn, V, W, U, Pu, Th, Ra, Rn)</small>	ICP Metals only <small>(Sb, As, Bi, Ba, Sr, Mn, Zn, Co, Cr, Fe, Ni, Mo, Sn, V, W, U, Pu, Th, Ra, Rn)</small>	PAHs only	SVOCs <small>(all incl. PAHs, Aroclor, CPs)</small>	PCBs <small>Total</small>	PCBs <small>Aroclor</small>	F1-F4 + BTEX <small>F1-F4 only <small>(no BTEX)</small></small>		VOCs <small>(all incl. BTEX)</small>	BTEX only	Pesticides <small>(Organochlorine or specify other)</small>	Other	SPLP <small>Specify tests</small>	TCLP <small>Specify tests</small>

RECORD OF SITE CONDITION (RSC) YES NO

SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX
1 TP102-24	Apr 5/24	9:30	1	Soil
2 TP103-24	↓	10:30	1	↓
3 TP104-24	↓	10:45	1	↓
4				
5				
6				
7				
8				
9				
10				
11				
12				

Observations/Comments/Special Instructions

Sampled By (NAME): Nicole Latimer Signature: [Signature] Date: _____ (mm/dd/yy) Pink Copy - Client
Relinquished by (NAME): Nicole Latimer Signature: [Signature] Date: _____ (mm/dd/yy) Yellow & White Copy - SGS

Lawrence, Ryan (Lakefield)

From: Nicole Latimer <Nicole.Latimer@cambium-inc.com>
Sent: March 25, 2024 11:49 AM
To: Lakefield.EHS.Courier.Request
Subject: [EXTERNAL] Bottle Order - 19614-001

Some people who received this message don't often get email from nicole.latimer@cambium-inc.com. [Learn why this is important](#)

*** WARNING: this message is from an EXTERNAL SENDER. Please be cautious, particularly with links and attachments. ***

Hi,

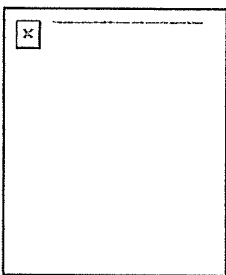
I would like to submit a bottle order for the following:

- Groundwater sampling (One Set)
 - o Nitrate
 - o Nitrite
 - o Ammonia
 - o Total phosphorus
 - o Dissolved phosphorus
 - Should DP be field filtered or lab filtered?
- Soil sampling (Three sets)
 - o Calcium
 - o Aluminum
 - o Iron

Can these bottles please be shipped to our Cambium Barrie office (135 Bayfield St, Suite 102, Barrie, ON) and have them arrive by noon on April 2nd at the latest, please?

Analysis will be charged to 19614-001.

Thanks,
Nicole



Nicole Latimer, GIT
Project Coordinator/GIT
Cambium - Barrie
705.279.6374
866.217.7900
cambium-inc.com

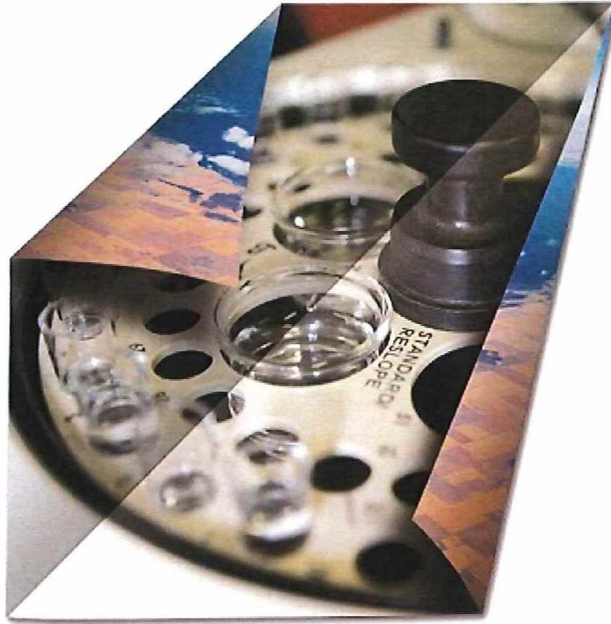


Environmental | Building Sciences | Geotechnical | Construction Testing & Inspection

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Appendix E
Groundwater Quality Results



FINAL REPORT

CA14590-APR24 R1

19614-001, 1434 Gennings St. Sudbury

Prepared for

Cambium Inc.



FINAL REPORT

CA14590-APR24 R1

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Cambium Inc.	Project Specialist	Brad Moore Hon. B.Sc
Address	135 Bayfield St. Suite 102 Barrie, ON . Canada	Laboratory	SGS Canada Inc.
Contact	Nicole Latimer	Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-279-6374	Telephone	705-652-2143
Facsimile		Facsimile	705-652-6365
Email	nicole.latimer@cambium-inc.com; file@cambium-inc.com; esd:	Email	brad.moore@sgs.com
Project	19614-001, 1434 Gennings St. Sudbury	SGS Reference	CA14590-APR24
Order Number		Received	04/13/2024
Samples	Ground Water (1)	Approved	04/22/2024
		Report Number	CA14590-APR24 R1
		Date Reported	04/22/2024

COMMENTS

Note: Unionized ammonia calculated using lab results for pH and temperature.

Temperature of Sample upon Receipt: 2 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 035603

SIGNATORIES

Brad Moore Hon. B.Sc



FINAL REPORT

CA14590-APR24 R1

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FINAL REPORT

CA14590-APR24 R1

Client: Cambium Inc.

Project: 19614-001, 1434 Gennings St. Sudbury

Project Manager: Nicole Latimer

Samplers: Nicole Latimer

MATRIX: WATER

Sample Number 6
Sample Name DP101-24
Sample Matrix Ground Water
Sample Date 12/04/2024

Parameter	Units	RL	Result
General Chemistry			
Ammonia+Ammonium (N)	as N mg/L	0.1	< 0.1
Metals and Inorganics			
Nitrite (as N)	as N mg/L	0.03	< 0.03
Nitrate (as N)	as N mg/L	0.06	< 0.06
Nitrate + Nitrite (as N)	as N mg/L	0.06	< 0.06
Phosphorus (dissolved)	mg/L	0.003	0.041
Phosphorus (total)	mg/L	0.003	0.145



FINAL REPORT

CA14590-APR24 R1

QC SUMMARY

Ammonia by SFA

Method: SM 4500 | Internal ref.: ME-CA-IENVISFA-LAK-AN-007

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Ammonia+Ammonium (N)	SKA0206-APR24	as N mg/L	0.1	<0.1	ND	10	104	90	110	101	75	125

Anions by IC

Method: EPA300/MA300-Ions1.3 | Internal ref.: ME-CA-IENVIIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Nitrate + Nitrite (as N)	DIO0330-APR24	mg/L	0.06	<0.06	NA		NA			NA		
Nitrite (as N)	DIO0330-APR24	mg/L	0.03	<0.03	ND	20	98	90	110	94	75	125
Nitrate (as N)	DIO0330-APR24	mg/L	0.06	<0.06	ND	20	98	90	110	101	75	125



FINAL REPORT

CA14590-APR24 R1

QC SUMMARY

Metals in aqueous samples - ICP-MS

Method: SM 3030/EPA 200.8 | Internal ref.: ME-CA-IENVISPE-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Phosphorus (total)	EMS0156-APR24	mg/L	0.003	<0.003	2	20	97	90	110	NV	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.



FINAL REPORT

CA14590-APR24 R1

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.
RL Reporting Limit.
↑ Reporting limit raised.
↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Results relate only to the sample tested.

Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.

"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

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This report supersedes all previous versions.

-- End of Analytical Report --



Laboratory Information Section - Lab use only

Received By: Siri Romard
Received Date: 04/13/24 (mm/dd/yy)
Received Time: 12:00 (hr:min)
Custody Seal Present: Yes No
Custody Seal Intact: Yes No

Received By (signature): _____
Cooling Agent Present: Yes No Type: ICE PACK
Temperature Upon Receipt (°C): 1 2 2

LALIMS # CA-14590-APR24

REPORT INFORMATION
Company: Cambium Inc.
Contact: Nicole Latimer
Address: 135 Bayfield St
Suite 102 Barrie
Phone: 705-279-6379
Fax: _____
Email: nicole.latimer@queensu.ca

INVOICE INFORMATION
 (same as Report Information)
Quotation # email titled "Bottle Order - 19614-001"
Project # 19614-001
Site Location/ID: 1734 Gemings St, Sudbury
TURNAROUND TIME (TAT) REQUIRED
 Regular TAT (5-7 days)
RUSH TAT (Additional Charges May Apply): 1 Day 2 Days 3 Days 4 Days
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION
Specify Due Date: _____
*NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

REGULATIONS
 O.Reg 153/04 O.Reg 406/19
 Table 1 Res/Park Soil Texture
 Table 2 Ind/Com Coarse
 Table 3 Agri/Other Medium/Fine
 Table _____ Appx _____
Soil Volume <350m3 >350m3
Other Regulations:
 Reg 347/558 (3 Day min TAT)
 PWOO MMR
 CCME Other
 MISA
 ODWS Not Reportable *See note
Sewer By-Law:
 Sanitary
 Storm
Municipality: _____

ANALYSIS REQUESTED

M & I	SVOC	PCB	PHC	VOC	Pest	Other (please specify)	SPLP	TCLP
Field Filtered (Y/N)	PAHs only	Total <input type="checkbox"/> Annular <input type="checkbox"/>	F1-F4 + BTEX	VOCs <input type="checkbox"/> BTEX only	Pesticides <input type="checkbox"/> Organophosphorus or specify other	Nitrate + Nitrite Ammonia Total + Dissolved Phosphorus	<input type="checkbox"/> Metals <input type="checkbox"/> VOC <input type="checkbox"/> 4-Dioxin <input type="checkbox"/> COP <input type="checkbox"/> ABN	<input type="checkbox"/> M&I <input type="checkbox"/> VOC <input type="checkbox"/> PCB <input type="checkbox"/> B(a)P <input type="checkbox"/> ABN <input type="checkbox"/> Hg/II

COMMENTS:

RECORD OF SITE CONDITION (RSC) YES NO

SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX
DP101-24	24/04/24	1:30	4	GLW N

lab filter dissolved phosphorus

Observations/Comments/Special Instructions

Sampled By (NAME): Nicole Latimer Signature: _____ Date: 04/08/24 (mm/dd/yy) Pink Copy - Client
Relinquished by (NAME): Nicole Latimer Signature: _____ Date: 04/08/24 (mm/dd/yy) Yellow & White Copy - SGS



Hydrogeological Feasibility Study, 1434 Gennings Street, Sudbury, Ontario
Jean Charles
Cambium Reference: 19614-001
June 12, 2024

Appendix F
MECP Well Records

Water Well Records Summary Report

Produced by Cambium Inc. using MOECP Water Well Information System (WWIS)

All units in meters unless otherwise specified



Well ID: 5901407	Easting: 503335	UTM Zone 17	
Construction Date: 1959-08-04	Northing: 5147155	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 42.7	Water Kind: FRESH	Pump Rate (LPM): 9	
Well Diameter (cm): 5.08	Final Status: Water Supply	Recommended Pump Rate: 9	
Water First Found: 39.6	Primary Water Use: Domestic	Pumping Duration (h:m): 3 : 0	
Static Level: 4			
Layer:	Driller's Description:	Top:	Bottom:
1	QUICKSAND	0	4.57
2	QUARTZITE	4.57	42.7

Well ID: 5901415	Easting: 503154	UTM Zone 17	
Construction Date: 1956-12-12	Northing: 5147455	Positional Accuracy: unknown UTM	
Well Depth: 54.9	Water Kind: FRESH	Pump Rate (LPM): 9	
Well Diameter (cm): 5.08	Final Status: Water Supply	Recommended Pump Rate: 9	
Water First Found: 53.3	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 3			
Layer:	Driller's Description:	Top:	Bottom:
1	MEDIUM SAND	0	3.05
2	ROCK	3.05	54.9

Well ID: 5901744	Easting: 503250	UTM Zone 17	
Construction Date: 1961-11-07	Northing: 5147260	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 18.9	Water Kind: FRESH	Pump Rate (LPM): 9	
Well Diameter (cm): 5.08	Final Status: Water Supply	Recommended Pump Rate: 9	
Water First Found: 18	Primary Water Use: Domestic	Pumping Duration (h:m): 4 : 0	
Static Level: 2			
Layer:	Driller's Description:	Top:	Bottom:
1	GRAVEL	0	1.83
2	ROCK	1.83	18.9

Well ID: 5901745	Easting: 503305	UTM Zone 17	
Construction Date: 1961-11-07	Northing: 5147235	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 16.2	Water Kind: FRESH	Pump Rate (LPM): 5	
Well Diameter (cm): 5.08	Final Status: Water Supply	Recommended Pump Rate: 5	
Water First Found: 15.5	Primary Water Use: Domestic	Pumping Duration (h:m): 8 : 0	
Static Level: 2			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.57
2	GRAVEL	4.57	5.18
3	ROCK	5.18	16.1

Well ID: 5901753 **Easting:** 503175 **UTM Zone** 17
Construction Date: 1962-05-28 **Northing:** 5147150 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 22.9 **Water Kind** FRESH **Pump Rate (LPM):** 27
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 27
Water First Found: 5.18 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 5 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	GRANITE	0	22.9
1	GRANITE	0	22.9
1	GRANITE	0	22.9

Well ID: 5901754 **Easting:** 503175 **UTM Zone** 17
Construction Date: 1962-11-19 **Northing:** 5147135 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 22.9 **Water Kind** FRESH **Pump Rate (LPM):** 23
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 23
Water First Found: 5.18 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 6 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	MEDIUM SAND	0	0.61
1	MEDIUM SAND	0	0.61
1	MEDIUM SAND	0	0.61
2	GRANITE	0.61	22.9
2	GRANITE	0.61	22.9
2	GRANITE	0.61	22.9

Well ID: 5901755 **Easting:** 503510 **UTM Zone** 17
Construction Date: 1962-10-04 **Northing:** 5147295 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 17.1 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 14.6 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 2 : 0
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	GRANITE	0	17.1

Well ID: 5901761 **Easting:** 503290 **UTM Zone** 17
Construction Date: 1962-11-19 **Northing:** 5147075 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 15.9 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 14.6 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 2 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.05
2	GRAVEL	3.05	4.57
3	ROCK	4.57	15.9

Well ID: 5901767 **Easting:** 503315 **UTM Zone** 17
Construction Date: 1964-11-02 **Northing:** 5147010 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 43.9 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 43.9 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 10 : 0
Static Level: 5

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.96
2	GRANITE	3.96	43.9

Well ID: 5901777 **Easting:** 503235 **UTM Zone** 17
Construction Date: 1966-08-22 **Northing:** 5147185 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 50.3 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 18
Water First Found: 48.8 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 1

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.57
2	ROCK	4.57	50.3

Well ID: 5902265 **Easting:** 503585 **UTM Zone** 17
Construction Date: 1969-12-05 **Northing:** 5147025 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 17.4 **Water Kind** FRESH **Pump Rate (LPM):** 9
Well Diameter (cm): **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 14.6 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 3 : 0
Static Level: 5

Layer:	Driller's Description:	Top:	Bottom:
1	SILT	0	1.52
1	SILT	0	1.52
2	GRANITE	1.52	17.4
2	GRANITE	1.52	17.4

Well ID: 5903106 **Easting:** 503563 **UTM Zone** 17
Construction Date: 1973-11-30 **Northing:** 5147133 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 45.7 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 38.1 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 8 : 0
Static Level: 8

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.22
2	ROCK	1.22	45.7

Well ID: 5903119 **Easting:** 503150 **UTM Zone** 17
Construction Date: 1973-11-30 **Northing:** 5146859 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 25.9 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 18
Water First Found: 16.8 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:

1	CLAY	0	2.44
2	ROCK	2.44	25.9

Well ID: 5903211 **Easting:** 503408 **UTM Zone** 17
Construction Date: 1974-04-02 **Northing:** 5147613 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 13.7 **Water Kind** FRESH **Pump Rate (LPM):** 9
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 12.2 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.27
2	CLAY	4.27	4.57
3	GRANITE	4.57	13.7

Well ID: 5903311 **Easting:** 503364 **UTM Zone** 17
Construction Date: 1975-03-11 **Northing:** 5147218 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 22.9 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 19.8 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.27
2	GRANITE	4.27	22.9

Well ID: 5903313 **Easting:** 503538 **UTM Zone** 17
Construction Date: 1975-03-11 **Northing:** 5147266 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 29 **Water Kind** FRESH **Pump Rate (LPM):** 0
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 0
Water First Found: 18.3 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 11

Layer:	Driller's Description:	Top:	Bottom:
1	GRAVEL	0	0.61
2	GRANITE	0.61	29

Well ID: 5903356 **Easting:** 503224 **UTM Zone** 17
Construction Date: 1975-06-23 **Northing:** 5147465 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 52.1 **Water Kind** FRESH **Pump Rate (LPM):** 55
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 45
Water First Found: 50.6 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 3 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.83
2	GRANITE	1.83	50
3	GRANITE	50	52.1

Well ID: 5903408 **Easting:** 503218 **UTM Zone** 17
Construction Date: 1975-09-29 **Northing:** 5147464 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 61 **Water Kind** FRESH **Pump Rate (LPM):** 14
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 52.1 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 30
Static Level: 4

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.57
2	GRANITE	4.57	44.2
3	GRANITE	44.2	61

Well ID: 5903409 **Easting:** 503228 **UTM Zone** 17
Construction Date: 1975-09-29 **Northing:** 5147513 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 51.5 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 18
Water First Found: 50.3 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 2 : 30
Static Level: 5

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.35
2	GRANITE	3.35	43.3
3	GRANITE	43.3	51.5

Well ID: 5903456 **Easting:** 503551 **UTM Zone** 17
Construction Date: 1975-12-09 **Northing:** 5146929 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 39.6 **Water Kind** FRESH **Pump Rate (LPM):** 45
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 45
Water First Found: 38.1 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 4

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	2.74
2	GRANITE	2.74	39.6

Well ID: 5903473 **Easting:** 502814 **UTM Zone** 17
Construction Date: 1975-12-11 **Northing:** 5147325 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 39.6 **Water Kind** FRESH **Pump Rate (LPM):**
Well Diameter (cm): 10.2 **Final Status** Water Supply **Recommended Pump Rate:**
Water First Found: **Primary Water Use:** Domestic **Pumping Duration (h:m):**
Static Level:

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.83
1	SAND	0	1.83
2	GRANITE	1.83	39.6
2	GRANITE	1.83	39.6

Well ID: 5903646 **Easting:** 503194 **UTM Zone** 17
Construction Date: 1976-11-25 **Northing:** 5147545 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 26.8 **Water Kind** FRESH **Pump Rate (LPM):** 36
Well Diameter (cm): 5.08 **Final Status** Water Supply **Recommended Pump Rate:** 32
Water First Found: 25.3 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 2 : 30
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	1.22
2	GRANITE	1.22	26.8

Well ID: 5903767 **Easting:** 503014 **UTM Zone** 17
Construction Date: 1977-08-08 **Northing:** 5147445 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 22.6 **Water Kind** FRESH **Pump Rate (LPM):** 45
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 45
Water First Found: 20.4 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	TOPSOIL	0	2.13
2	CLAY	2.13	3.35
3	GRAVEL	3.35	3.66
4	GRANITE	3.66	22.6

Well ID: 5903768 **Easting:** 503174 **UTM Zone** 17
Construction Date: 1977-08-08 **Northing:** 5147465 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 19.8 **Water Kind** FRESH **Pump Rate (LPM):** 23
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 23
Water First Found: 16.8 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	TOPSOIL	0	2.13
2	CLAY	2.13	3.66
3	GRANITE	3.66	19.8

Well ID: 5903843 **Easting:** 503134 **UTM Zone** 17
Construction Date: 1978-01-10 **Northing:** 5147445 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 20.4 **Water Kind** FRESH **Pump Rate (LPM):** 36
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 23
Water First Found: 18.9 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	2.74
2	GRANITE	2.74	20.4

Well ID: 5903845 **Easting:** 503154 **UTM Zone** 17
Construction Date: 1978-01-10 **Northing:** 5147325 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 22.6 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 18
Water First Found: 20.1 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 30
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	3.35
2	GRANITE	3.35	22.6

Well ID: 5903852 **Easting:** 503034 **UTM Zone** 17
Construction Date: 1978-01-10 **Northing:** 5147445 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 16.2 **Water Kind** FRESH **Pump Rate (LPM):** 23
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 23
Water First Found: 14.9 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	FILL	0	0.91
2	CLAY	0.91	2.74
3	GRANITE	2.74	16.1

Well ID: 5903857 **Easting:** 503194 **UTM Zone** 17
Construction Date: 1977-10-15 **Northing:** 5147345 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 29 **Water Kind** FRESH **Pump Rate (LPM):** 14
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 14
Water First Found: 21.0 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 15
Static Level: 4

Layer:	Driller's Description:	Top:	Bottom:
1	TOPSOIL	0	0.30
2	CLAY	0.30	4.27
3	GRAVEL	4.27	4.57
4	GRANITE	4.57	29

Well ID: 5904006 **Easting:** 503315 **UTM Zone** 17
Construction Date: 1978-11-22 **Northing:** 5147445 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 59.4 **Water Kind** FRESH **Pump Rate (LPM):** 9
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 51.8 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 2 : 0
Static Level: 8

Layer:	Driller's Description:	Top:	Bottom:
1	GRANITE	0	59.4
1	GRANITE	0	59.4

Well ID: 5904077 **Easting:** 503315 **UTM Zone** 17
Construction Date: 1979-02-28 **Northing:** 5147345 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 29 **Water Kind** FRESH **Pump Rate (LPM):** 9
Well Diameter (cm): 12.7 **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 28.0 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	16.8
1	CLAY	0	16.8
2	QUARTZ	16.8	29
2	QUARTZ	16.8	29

Well ID: 5904079 **Easting:** 503335 **UTM Zone** 17
Construction Date: 1979-02-28 **Northing:** 5147485 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 24.4 **Water Kind** FRESH **Pump Rate (LPM):** 23
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 23
Water First Found: 10.7 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.88
1	CLAY	0	4.88
2	QUARTZ	4.88	24.4
2	QUARTZ	4.88	24.4

Well ID: 5904196 **Easting:** 503315 **UTM Zone** 17
Construction Date: 1980-01-11 **Northing:** 5147025 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 29 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 14
Water First Found: 25.9 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	2.74
2	GRANITE	2.74	29

Well ID: 5904199 **Easting:** 503215 **UTM Zone** 17
Construction Date: 1980-01-11 **Northing:** 5147175 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 21.6 **Water Kind** FRESH **Pump Rate (LPM):** 5
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 5
Water First Found: 18.3 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	2.13
2	GRANITE	2.13	21.6

Well ID: 5904202 **Easting:** 503114 **UTM Zone** 17
Construction Date: 1980-01-11 **Northing:** 5147125 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 35.1 **Water Kind** FRESH **Pump Rate (LPM):** 9
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 9
Water First Found: 26.5 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 3

Layer:	Driller's Description:	Top:	Bottom:
1	TOPSOIL	0	2.13
2	GRANITE	2.13	35.0

Well ID: 5904205 **Easting:** 502864 **UTM Zone** 17
Construction Date: 1980-01-14 **Northing:** 5147375 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 22.6 **Water Kind** FRESH **Pump Rate (LPM):** 23
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 14
Water First Found: 21.0 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.66
2	GRANITE	3.66	22.6

Well ID: 5904206 **Easting:** 502914 **UTM Zone** 17
Construction Date: 1980-01-14 **Northing:** 5147375 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 16.5 **Water Kind** FRESH **Pump Rate (LPM):** 18
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 18
Water First Found: 14.3 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 2

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	2.44
2	GRANITE	2.44	16.5

Well ID: 5904209 **Easting:** 503064 **UTM Zone** 17
Construction Date: 1980-01-11 **Northing:** 5147025 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 35.1 **Water Kind** Not stated **Pump Rate (LPM):** 36
Well Diameter (cm): 15.2 **Final Status** Water Supply **Recommended Pump Rate:** 32
Water First Found: 32 **Primary Water Use:** Domestic **Pumping Duration (h:m):** 1 : 0
Static Level: 4

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	2.13
1	SAND	0	2.13
1	SAND	0	2.13
1	SAND	0	2.13
2	GRANITE	2.13	35.0
2	GRANITE	2.13	35.0
2	GRANITE	2.13	35.0
2	GRANITE	2.13	35.0

Well ID: 5904210	Easting: 503615	UTM Zone 17	
Construction Date: 1980-01-11	Northing: 5146925	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 29	Water Kind: FRESH	Pump Rate (LPM): 32	
Well Diameter (cm): 15.2	Final Status: Water Supply	Recommended Pump Rate: 32	
Water First Found: 27.4	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 3			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	1.83
2	GRANITE	1.83	29

Well ID: 5904584	Easting: 503515	UTM Zone 17	
Construction Date: 1982-04-23	Northing: 5147175	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 41.2	Water Kind: FRESH	Pump Rate (LPM): 36	
Well Diameter (cm):	Final Status: Water Supply	Recommended Pump Rate: 36	
Water First Found: 27.4	Primary Water Use: Domestic	Pumping Duration (h:m): :	
Static Level: 12			
Layer:	Driller's Description:	Top:	Bottom:
1	FILL	0	1.52
1	FILL	0	1.52
1	FILL	0	1.52
1	FILL	0	1.52
2	GRANITE	1.52	41.2
2	GRANITE	1.52	41.2
2	GRANITE	1.52	41.2
2	GRANITE	1.52	41.2

Well ID: 5904842	Easting: 503315	UTM Zone 17	
Construction Date: 1984-01-17	Northing: 5147175	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 38.1	Water Kind: FRESH	Pump Rate (LPM): 14	
Well Diameter (cm): 15.2	Final Status: Water Supply	Recommended Pump Rate: 14	
Water First Found: 22.9	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 3			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	1.83
2	GRANITE	1.83	38.1

Well ID: 5904843	Easting: 503315	UTM Zone 17	
Construction Date: 1984-01-17	Northing: 5147075	Positional Accuracy: margin of error : 100 m - 300 m	
Well Depth: 44.2	Water Kind: FRESH	Pump Rate (LPM): 9	
Well Diameter (cm): 15.2	Final Status: Water Supply	Recommended Pump Rate: 9	
Water First Found: 41.2	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 3			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.27
2	GRAVEL	4.27	4.57
3	GRANITE	4.57	44.2

Well ID: 5904995 **Easting:** 503215 **UTM Zone** 17
Construction Date: 1985-04-03 **Northing:** 5147325 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth:	50.3	Water Kind	FRESH	Pump Rate (LPM):	114
Well Diameter (cm):	15.2	Final Status	Water Supply	Recommended Pump Rate:	114
Water First Found:	44.2	Primary Water Use:	Domestic	Pumping Duration (h:m):	1 : 0
Static Level:	8				

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.22
2	GRANITE	1.22	50.3

Well ID: 5904997 **Easting:** 503164 **UTM Zone** 17
Construction Date: 1985-04-03 **Northing:** 5147225 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth:	47.2	Water Kind	FRESH	Pump Rate (LPM):	136
Well Diameter (cm):	15.2	Final Status	Water Supply	Recommended Pump Rate:	136
Water First Found:	18.3	Primary Water Use:	Domestic	Pumping Duration (h:m):	2 : 0
Static Level:	3				

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.22
1	SAND	0	1.22
1	SAND	0	1.22
1	SAND	0	1.22
2	GRANITE	1.22	47.2
2	GRANITE	1.22	47.2
2	GRANITE	1.22	47.2
2	GRANITE	1.22	47.2

Well ID: 5904998 **Easting:** 503215 **UTM Zone** 17
Construction Date: 1985-04-03 **Northing:** 5147355 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth:	56.4	Water Kind	FRESH	Pump Rate (LPM):	9
Well Diameter (cm):	15.2	Final Status	Water Supply	Recommended Pump Rate:	9
Water First Found:	51.8	Primary Water Use:	Domestic	Pumping Duration (h:m):	1 : 0
Static Level:	5				

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.66
2	GRAVEL	3.66	5.18
3	GRANITE	5.18	56.4

Well ID: 5905123 **Easting:** 503359 **UTM Zone** 17
Construction Date: 1986-02-03 **Northing:** 5147340 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth:	44.2	Water Kind	FRESH	Pump Rate (LPM):	5
Well Diameter (cm):	15.2	Final Status	Water Supply	Recommended Pump Rate:	5
Water First Found:	30.5	Primary Water Use:	Domestic	Pumping Duration (h:m):	1 : 0
Static Level:	5				

Layer:	Driller's Description:	Top:	Bottom:
1	GRANITE	0	44.2

Well ID: 5905390 **Easting:** 502895 **UTM Zone** 17
Construction Date: 1987-06-15 **Northing:** 5147374 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 44.2	Water Kind FRESH	Pump Rate (LPM): 5
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 5
Water First Found: 25.9	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0
Static Level: 2		

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.22
2	GRANITE	1.22	44.2

Well ID: 5905746 **Easting:** 503098 **UTM Zone** 17
Construction Date: 1988-10-04 **Northing:** 5147349 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 38.1	Water Kind FRESH	Pump Rate (LPM): 73
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 36
Water First Found: 25.9	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0
Static Level:		

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	6.1
2	GRANITE	6.1	38.1

Well ID: 5905839 **Easting:** 503291 **UTM Zone** 17
Construction Date: 1989-05-16 **Northing:** 5147686 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 44.2	Water Kind FRESH	Pump Rate (LPM): 45
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 45
Water First Found: 7.62	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0
Static Level: 5		

Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	0.61
1	SAND	0	0.61
2	GRANITE	0.61	44.2
2	GRANITE	0.61	44.2

Well ID: 5906390 **Easting:** 503346 **UTM Zone** 17
Construction Date: 1991-08-15 **Northing:** 5147202 **Positional Accuracy:** margin of error : 100 m - 300 m

Well Depth: 44.2	Water Kind FRESH	Pump Rate (LPM): 68
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 68
Water First Found: 38.4	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0
Static Level: 5		

Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	4.27
2	GRANITE	4.27	44.2

Well ID: 5906755 **Easting:** 502863 **UTM Zone** 17
Construction Date: 1993-06-07 **Northing:** 5147421 **Positional Accuracy:** margin of error : 30 m - 100 m

Well Depth: 50.3	Water Kind FRESH	Pump Rate (LPM): 9
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 9
Water First Found: 42.7	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0
Static Level: 1		

Layer:	Driller's Description:	Top:	Bottom:

1	SAND	0	5.79
2	GRANITE	5.79	50.3

Well ID: 5907732	Easting: 503216	UTM Zone 17	
Construction Date: 1999-09-01	Northing: 5147347	Positional Accuracy: margin of error : 30 m - 100 m	
Well Depth: 44.2	Water Kind FRESH	Pump Rate (LPM): 14	
Well Diameter (cm): 15.2	Final Status Water Supply	Recommended Pump Rate: 14	
Water First Found: 30.5	Primary Water Use: Domestic	Pumping Duration (h:m): 1 :	
Static Level: 4			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	3.66
1	CLAY	0	3.66
2	GRANITE	3.66	44.2
2	GRANITE	3.66	44.2

Well ID: 5908583	Easting: 503108	UTM Zone 17	
Construction Date: 2005-09-08	Northing: 5147440	Positional Accuracy: margin of error : 30 m - 100 m	
Well Depth: 55.5	Water Kind FRESH	Pump Rate (LPM): 23	
Well Diameter (cm): 15.9	Final Status Water Supply	Recommended Pump Rate: 23	
Water First Found: 17.4	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 4			
Layer:	Driller's Description:	Top:	Bottom:
1	CLAY	0	2.44
1	CLAY	0	2.44
2	SAND	2.44	3.66
2	SAND	2.44	3.66
3	GRANITE	3.66	55.5
3	GRANITE	3.66	55.5

Well ID: 5908598	Easting: 503067	UTM Zone 17	
Construction Date: 2005-10-05	Northing: 5147459	Positional Accuracy: margin of error : 30 m - 100 m	
Well Depth: 73.8	Water Kind FRESH	Pump Rate (LPM): 45	
Well Diameter (cm): 15.9	Final Status	Recommended Pump Rate: 14	
Water First Found: 48.8	Primary Water Use:	Pumping Duration (h:m): 1 : 0	
Static Level: 10			
Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	5.49
1	SAND	0	5.49
2	GRAVEL	5.49	6.1
2	GRAVEL	5.49	6.1
3	GRANITE	6.1	73.8
3	GRANITE	6.1	73.8

Well ID: 7148303	Easting: 503028	UTM Zone 17	
Construction Date: 2010-07-15	Northing: 5147498	Positional Accuracy: margin of error : 30 m - 100 m	
Well Depth: 76.2	Water Kind: FRESH	Pump Rate (LPM): 14	
Well Diameter (cm): 15.9	Final Status: Water Supply	Recommended Pump Rate: 14	
Water First Found: 56.7	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 5			
Layer:	Driller's Description:	Top:	Bottom:
1	SAND	0	1.83
2	GRANITE	1.83	76.2

Well ID: 7170823	Easting: 503401	UTM Zone 17	
Construction Date: 2011-11-01	Northing: 5147643	Positional Accuracy: margin of error : 10 - 30 m	
Well Depth: 76.2	Water Kind: FRESH	Pump Rate (LPM): 14	
Well Diameter (cm): 15.9	Final Status: Water Supply	Recommended Pump Rate: 23	
Water First Found: 54.9	Primary Water Use: Domestic	Pumping Duration (h:m): 1 : 0	
Static Level: 7			
Layer:	Driller's Description:	Top:	Bottom:
1	TOPSOIL	0	3.35
2		3.35	76.2



Appendix G

Nitrate Loading Calculations



Water Balance Calculations

THORNTHWAITE-TYPE MONTHLY WATER-BALANCE MODEL															
modified from Dingman 2015: Box 6-8 (pg 299) using ET model of Hamon (1963)															
Input Data							Computed Values								
												Surplus	429	mm/yr	
Weather Station Location: Sudbury, ON							Latitude: 46.4 degree								
Solar Declination (degree)	-20.6	-12.6	-1.5	10.0	19.0	23.1	21.0	13.4	2.6	-9.0	-18.5	-23.0			
DayLength (hr)*	8.9	10.2	11.8	13.4	14.8	15.5	15.2	13.9	12.4	10.7	9.3	8.5			
Available Water Storage Capacity			0.20 m/m			Root Depth			1500 mm			SOILmax		300.0 mm	
MONTHLY WATER BALANCE DATA															
Temperatures in C, water-balance terms in mm.															
Month:	J	F	M	A	M	J	J	A	S	O	N	D	Year		
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====		
TEMPERATURE (T)	-13.0	-10.8	-4.9	3.8	11.1	16.5	19.1	18.0	13.0	6.0	-1.0	-8.6			
PRECIPITATION (P)	62.2	51.1	60.5	65.7	83.4	80.3	76.9	85.4	101.1	90.9	78.5	67.5	904		
RAIN	11.9	7.2	27.9	49.7	81.4	80.3	76.9	85.5	101.0	84.9	52.3	16.6	676		
SNOW	50	44	33	16	2	0	0	0	0	6	26	51	228		
MELT FACTOR (F)	0.00	0.00	0.00	0.63	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00			
PACK	127	171	204	81	0	0	0	0	0	0	26	77			
MELT	0	0	0	139	83	0	0	0	0	6	0	0	228		
INPUT (W)	12	7	28	189	164	80	77	85	101	91	52	17	904		
POTENTIAL ET (PET)	0	0	0	35	64	90	106	91	58	33	0	0	478		
NET INPUT (ΔW)	12	7	28	154	100	-10	-29	-6	43	58	52	17			
SOIL MOISTURE (SOIL)	300	300	300	300	300	290	263	258	300	300	300	300			
ΔSOIL	0	0	0	0	0	-10	-27	-5	42	0	0	0			
ET	0	0	0	35	64	90	104	91	58	33	0	0	474		
SURPLUS=W-ET-D_SOIL	12	7	28	154	100	0	0	0	1	58	52	17	429		
Notes:															
Precipitation, Rain, Temperature, and Latitude are inputted parameters															
SOILmax = available water storage capacity * root depth															
m = month															
D = Day length (hrs) = 2*cos ⁻¹ (-tan(Latitude)*tan(Declination))/0.2618 [calculation is in radians]															
SNOW _m = P _m -RAIN _m															
F _m = 0 if T _m <= 0°C; F _m = 0.167*T _m if 0°C<T _m <6°C; F _m = 1 if T _m >=6°C															
PACK _m = (1-F _m)*(SNOW _m +PACK _{m-1})															
MELT = F _m *(SNOW _m +PACK _{m-1})															
W _m = RAIN _m +MELT _m															
PET = 0 if T _m <0; otherwise PET = 2.98*0.611*exp(17.3*T _m /(T _m +237))/(T _m +237.2)*Number of days in month [Hamon ET model (1963)]															
ΔW _m = W _m -PET _m															
SOIL = min{[ΔW _m +SOIL _{m-1}], SOILmax}, if ΔW _m >0; otherwise SOIL = SOIL _{m-1} * exp(ΔW/SOILmax)															
ΔSOIL = SOIL _{m-1} -SOIL _m															
ET = PET if W _m > PET; otherwise, ET=W _m -ΔSOIL															



Nitrate Attenuation

Calculations for Rural Developments - Conventional Septic

Input Data

Computed Values

<u>Areas</u>	Retained Lot	Severed Lot	Total
LOT AREA (m ²)	4734	3038	7772
<u>Surplus water</u>		<u>Infiltration Factor</u>	
0.429 m/yr		Rolling	0.2
0.00118 m/day		Clayey silt, trace sand	0.15
9.136136 m ³ /day		Cultivated land/ Woodland	0.15
		Total	0.5
<u>Infiltrated water</u>		<u>Runoff</u>	
0.000588 m/day		4.568068176 m ³ /day	
4.568068 m ³ /day			

PREDICTED NITRATE CONCENTRATIONS

Concentrations at Individual Lot Boundaries

Combined Concentrations at Property Boundaries

	Retained	Severed	Existing	Both
Qe	1000	1000	1000	2000
Ce	40	40	40	40
Qi	2782.45	1785.61	4568.07	4568.068
Ci	0.1	0.1	0.1	0.1
Qt	3782.45	2785.61	5568.07	6568.068
mg/L	10.65	14.42	7.27	12.25



Nitrate Attenuation

Calculations for Rural Developments - Tertiary (Level IV) Septic

Input Data		Computed Values	
Areas	Retained Lot	Severed Lot	Total
LOT AREA (m ²)	4734	3038	7772
<u>Surplus water</u>		<u>Infiltration Factor</u>	
0.429 m/yr		Rolling	0.2
1.18E-03 m/day		Clayey Silt	0.15
9.136136 m ³ /day		Cultivated land/ Woodland	0.15
		Total	0.5
<u>Infiltrated water</u>		<u>Runoff</u>	
0.000588 m/day		4.568068176 m ³ /day	
4.568068 m ³ /day			

PREDICTED NITRATE CONCENTRATIONS

<u>Concentrations at Individual Lot Boundaries</u>			<u>Combined Concentrations at Property Boundaries</u>
	Retained	Severed	Both
Qe	1000	1000	2000
Ce	40	20	30
Qi	2782.45	1785.61	4568.068
Ci	0.1	0.1	0.1
Qt	3782.45	2785.61	6568.068
mg/L	10.65	7.24	9.2

From: Joel Moncion <Joel.Moncion@greatersudbury.ca>
Sent: October 18, 2024 9:39
To: Julie Lalonde <Julie.Lalonde@greatersudbury.ca>
Subject: RE: 701-6-24-08 - 1434 Gennings Street, Sudbury -Circulation Memo

Good Morning,

We have no comments or concerns at this time.

Thank you,

Joel Moncion
Supervisor of Transit Services/Planning
Greater Sudbury GOVA Transit | GOVA Transit du Grand Sudbury
1160 rue Lorne
Sudbury, ON P3C 4T2

Telephone/téléphone: (705) 674-4455, ext/poste. 3030
Fax/télécopieur: (705) 560-4571
www.greatersudbury.ca | <http://www.grandsudbury.ca>





INTEROFFICE MEMO

Nov 5, 2024

TO: A. Singbush
FROM: C. Skanes
RE: File: 701-6/24-08
Application for Official Plan Amendment

PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim, (1434 Gennings Street, Sudbury)

Building Services has reviewed your memo dated Oct 18, 2024, regarding the above noted property and request Official Plan Amendment to permit the creation of one residential lot without the benefit of Municipal Wastewater.

We can advise that we have no objections with the proposal.

A handwritten signature in cursive script, appearing to read 'C. Skanes'.

**CAROL SKANES
MANAGER OF PLANS EXAMINATION**



INTEROFFICE CORRESPONDENCE

To: A. Singbush
From: Infrastructure Capital Planning
Date: November 5, 2024
Subject: **File : 701-6/24-08**
PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim, (1434 Gennings Street, Sudbury)

Further to your email dated October 18, 2024, Infrastructure Capital Planning and Linear Infrastructure Services staff have reviewed this application and provide the following comments.

Roads

No concerns.

Transportation & Innovation Support

No concerns.

Active Transportation

No concerns.

Roads Operations

No concerns.

Drainage

No Drainage comments in regard to the Official Plan Amendment application. However, please note the existing drainage ditch on the property is to be maintained and a drainage easement will be required in the future.

Yours truly,

Ray Marshall
Director of Infrastructure Capital Planning

KS/MA/TD/AW/RM/kc

c.c. Connie Rossi



INTEROFFICE MEMO

TO: Alex Singbush

FROM: Robert Webb

DATE: November 26, 2024

SUBJECT: File: 701-6/24-08
Application for Official Plan Amendment
PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14,
Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim
(1434 Gennings Street, Sudbury)

This site is not presently serviced with municipal water or sanitary sewer services at the lot. However, as discussed with the applicant's agent, municipal water is available approximately 60 metres away. As such, an extension of the watermain is required to service this lot.

We have no objection to the exemption to the policies of section 20.5 South Peninsula of The Ramsey Lake Policy Area provided that the watermain is extended to service the lot to be severed.

Regards,

Robert Webb, P.Eng.
Supervisor of Development Engineering

CDB/ds

Bailey Chabot

From: Melanie Venne
Sent: Thursday, October 24, 2024 1:47 PM
To: Bailey Chabot
Subject: Re: 701-6-24-08 - 1434 Gennings Street, Sudbury -Circulation Memo

Hi Bailey,

Conservation Sudbury has no objection to the site-specific exemption to the City's Official Plan to allow the creation of one residential lot that does not have municipal wastewater (CGS file no 701-6/24-08, 1434 Gennings St, Sudbury). Subject property does not appear to have any features regulated by Conservation Sudbury.

Melanie Venne, MES

Conservation Sudbury - Office and Communication Coordinator
401-199 Larch St, Sudbury ON
705-674-5249 ext 200

From: Julie Lalonde <Julie.Lalonde@greatersudbury.ca>
Sent: Friday, October 18, 2024 9:08 AM
To: Andre Frappier <Andre.Frappier@greatersudbury.ca>; David Knutson <David.Knutson@greatersudbury.ca>; Apryl Lukezic <Apryl.Lukezic@greatersudbury.ca>; Stephen Monet <Stephen.Monet@greatersudbury.ca>; Joel Moncion <Joel.Moncion@greatersudbury.ca>; ndca <ndca@conservationsudbury.ca>; Jeff Pafford <Jeff.Pafford@greatersudbury.ca>; Carol Skanes <Carol.Skanes@greatersudbury.ca>; Kayla Schmidt <Kayla.Schmidt@greatersudbury.ca>; Robert Webb <Robert.Webb@greatersudbury.ca>
Cc: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>; Akli Ben-Anteur <Akli.Ben-Anteur@greatersudbury.ca>; Beth Autio <Beth.Autio@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>; ICP_LIS_Support <ICP_LIS_Support@greatersudbury.ca>; Karen Cardinal <Karen.Cardinal@greatersudbury.ca>; Tracy Leroux <Tracy.Leroux@greatersudbury.ca>; Kim Irving <Kim.Irving@greatersudbury.ca>; Connie Rossi <Connie.Rossi@greatersudbury.ca>
Subject: 701-6-24-08 - 1434 Gennings Street, Sudbury -Circulation Memo

Good morning,

Please find attached the above noted Circulation.

Comments are kindly requested by **November 5, 2024**. Please send all comments to **Bailey Chabot**, cc'd on this e-mail.

Thank you,

Julie
Clerk to the Consent Official/Secretary-Treasurer
Planning Services
City of Greater Sudbury
PO Box 5000, STN 'A'
200 Brady Street

Bailey Chabot

From: Stephen Monet
Sent: Friday, November 8, 2024 4:08 PM
To: Bailey Chabot
Cc: Julie Lalonde
Subject: RE: 701-6-24-08 - 1434 Gennings Street, Sudbury -Circulation Memo

Hi Bailey:

Staff of the Strategic and Environmental Planning Section do not have any concerns with this application. It should be noted that potentially more than one dwelling unit could be established on the existing and/or the proposed lot, which would be a consideration for septic system capacity.

Stephen

From: Julie Lalonde <Julie.Lalonde@greatersudbury.ca>
Sent: Friday, October 18, 2024 9:08 AM
To: Andre Frappier <Andre.Frappier@greatersudbury.ca>; David Knutson <David.Knutson@greatersudbury.ca>; Apryl Lukezic <Apryl.Lukezic@greatersudbury.ca>; Stephen Monet <Stephen.Monet@greatersudbury.ca>; Joel Moncion <Joel.Moncion@greatersudbury.ca>; ndca <ndca@conservationsudbury.ca>; Jeff Pafford <Jeff.Pafford@greatersudbury.ca>; Carol Skanes <Carol.Skanes@greatersudbury.ca>; Kayla Schmidt <Kayla.Schmidt@greatersudbury.ca>; Robert Webb <Robert.Webb@greatersudbury.ca>
Cc: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>; Akli Ben-Anteur <Akli.Ben-Anteur@greatersudbury.ca>; Beth Autio <Beth.Autio@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>; ICP_LIS_Support <ICP_LIS_Support@greatersudbury.ca>; Karen Cardinal <Karen.Cardinal@greatersudbury.ca>; Tracy Leroux <Tracy.Leroux@greatersudbury.ca>; Kim Irving <Kim.Irving@greatersudbury.ca>; Connie Rossi <Connie.Rossi@greatersudbury.ca>
Subject: 701-6-24-08 - 1434 Gennings Street, Sudbury -Circulation Memo

Good morning,

Please find attached the above noted Circulation.

Comments are kindly requested by **November 5, 2024**. Please send all comments to **Bailey Chabot**, cc'd on this e-mail.

Thank you,

Julie

Clerk to the Consent Official/Secretary-Treasurer

Planning Services

City of Greater Sudbury

PO Box 5000, STN 'A'

Bailey Chabot

From: Andre Frappier
Sent: Tuesday, November 5, 2024 2:52 PM
To: Aaron Ariganello
Cc: Bailey Chabot
Subject: Section 59 Review: 1434 Gennings Street, 701-6-24/08
Attachments: Section 59 Review_1434.Gennings_701.6.24.08.pdf

Hi,

Please see the Section 59 review for 1434 Gennings Street Sudbury ON associated with the Official Plan Amendment application 701-6-24/08.

There are no significant drinking water threats identified at this time.

Regards,

Andre

André Frappier

Legislative Compliance Supervisor
Water/Wastewater Treatment and Compliance
City of Greater Sudbury

tel: 705-674-4455 ext. 4827

cell:705-677-9247

fax:705-671-2742

www.greatersudbury.ca



**AMENDMENT NUMBER 139
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

Components of the Amendment: Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, which consists of the following map entitled Schedule "A", constitutes Amendment 139 to the City of Greater Sudbury Official Plan.

PART A - THE PREAMBLE

Purpose of the Amendment: The proposed amendment is a site-specific application to provide a site-specific exception under Section 20.5.1 of the City's Official Plan in order to facilitate the creation of one (1) residential lot without the benefit of municipal wastewater, where no new lots are permitted without benefit of municipal water and wastewater.

Location: PIN 73581-0026, Parcel 47303, Part Lot 11, Plan M14, Parts 2 to 8, SR3242, Concession 3, Township of McKim, Greater Sudbury (1434 Gennings Street, Sudbury)

Basis: An Application for Official Plan Amendment (File 701-6/24-08) has been submitted for consideration by the City's Planning Committee and Council in order to provide a site-specific exception under Section 20.5.1 of the City's Official Plan in order to permit the creation of one (1) residential lot without the benefit of municipal wastewater, where no new lots are permitted without benefit of municipal water and wastewater. The policy is intended to protect Ramsey Lake as a municipal water supply.

PART B - THE AMENDMENT

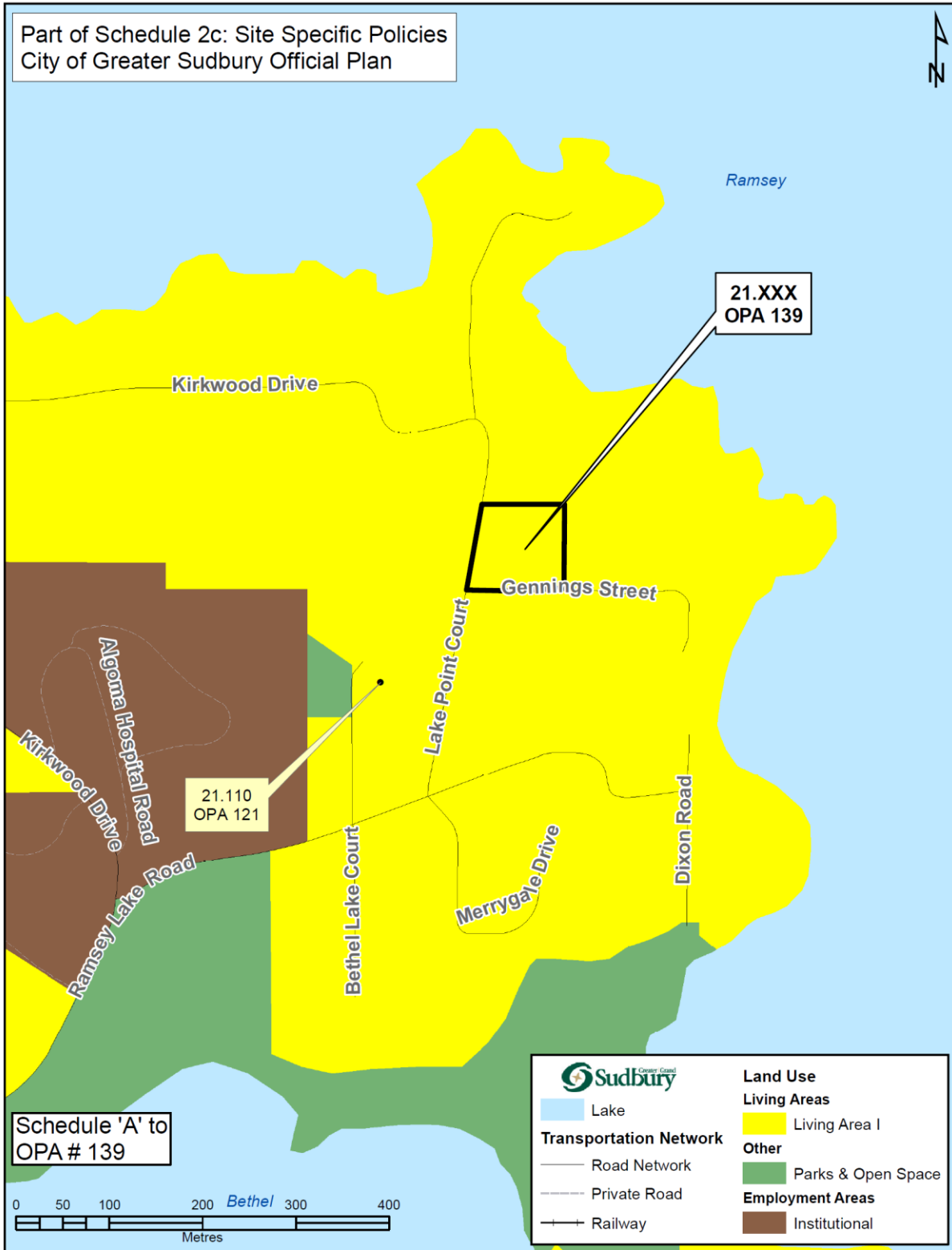
1) By adding to Part 21, Site Specific Policies the following Section:

21.XXX Notwithstanding anything to the contrary on those lands described as PIN 73581-0026, Parcel 47303, Part Lot 11, Plan M14, Parts 2 to 8, SR3242, Concession 3, Township of McKim, Greater Sudbury (1434 Gennings Street, Sudbury), the creation of one (1) additional residential lot shall be permitted without municipal water or municipal wastewater; and

- 2) Schedule 2c Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site-specific policy 21.XXX on PIN 73581-0026, Parcel 47303, Part Lot 11, Plan M14, Parts 2 to 8, SR3242, Concession 3, Township of McKim, Greater Sudbury (1434 Gennings Street, Sudbury), as shown on Schedule "A" attached to this amendment.

DRAFT

Schedule A to OPA 139



Connie Rossi

From: Don Shane [REDACTED]
Sent: Wednesday, October 23, 2024 11:06 PM
To: Alex Singbush
Subject: Concerns about Application for Lot Creation (Severance) at 1434 Gennings Street
Attachments: www.city.greatersudbury.on.ca.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)

Alex Singbush
Manager of Development Approvals
Planning Services Division
Greater Sudbury

Hello Alex

Today we received the attached letter dated October 18th so we are emailing you immediately with our concerns since the letter does not state a deadline. Please reply that you have received this email and if you need any other information from us.

We are the property owners at 576 Lakepoint Court which is directly adjacent to the property at 1434 Gennings Street where the owner is looking to subdivide the property with the "creation of one (1) residential lot without the benefit of municipal wastewater" according to the notice. The notice also states that "Lands within the South Peninsula of the Ramsey Lake Area prohibits the creation of new lots that are not serviced". We support this law so we are questioning why there is an application for reversing the law so that the existing larger property may be severed into two lots so that a second home may be constructed on the property. The mention of not having the benefit of municipal wastewater, in addition to not having the benefit of municipal water supply, and other reasons outlined below are exactly the reasons why we have concerns about what is being proposed.

As a matter of context, the impacts that can occur from adjacent properties are no better described than through an incident that happened nearly 2 years ago when the contents of another adjacent neighbor's heating oil tank spilled over 800 litres of fuel oil on the ground and into a basin that the subject property of this notice also drains into. Fortunately it was winter time and just a small amount of oil passed through an underground pipe that traverses our property and drains into Ramsay lake at the far edge of our property. A multi-million dollar clean up effort was applied and our property was impacted by the event since our rear yard and water front was torn up by the hazardous waste clean up activity as they worked 8 months to remediate the site and replace a portion of that 24" drain pipe.

Here are links to the local and national web articles on this specific event that impacted our property:

[Public Health Sudbury & Districts - Public Health Sudbury & Districts advising of fuel oil spill entering Ramsey Lake \(phsd.ca\)](#)

[Cleanup underway to contain oil spill in Sudbury's Ramsey Lake | CBC News](#)

In addition to our objection to reversing an existing law that protects Ramsey Lake as a municipal water supply, here is a summary of some concerns that come to mind immediately about the application for lot creation (severance):

- The subject property already has one residence and they are requesting a severance to the lot to build another residence. The rear yard(s) are low in comparison to our property and the runoff from their property as well as the likelihood of some septic system water flows through the 24 inch pipe that traverses our property and enters Ramsey lake at the edge of our far property line. We and our family (adult children, grandchildren and pets) use this area of the lake for various recreational activities such as swimming, kayaking, etc. **Runoff from lawn treatments and septic systems** already appear to have negatively impacted this area since the growth of weeds can be described as excessive in comparison to other locations around Ramsay lake and the fact that it is a stagnant bay protected from summer winds does not help to alleviate the situation.
- We do not draw water from the lake for cooking and drinking but our neighbors draw drinking water from the lake near the discharge of that drain from the subject property.
- We have had frequent events of running out of water from our drilled well. Adequate and safe water for drinking and bathing is important to us and adding other homes that will not have municipal water supply and will be drawing from the same underground water supply would most likely make our situation worse.
- Shortly after we purchased our home, the subject property which was previously owned by Dalron was placed on the market for sale. We enquired with our real estate lawyer, the listing agent, and our neighbor on the other side of our property who was a long term resident. We learned that Dalron had previously proposed a multi-family building decades ago, then had plans for splitting the lot in three sections for three homes but could not get approval to put more than one residence on the property. I don't believe there have been adequate technology advancements to septic systems since the earlier period of time that should support the reversal of the law allowing additional family dwellings to be constructed decades later.
- We have no issue with progress and expansion of our great city but granting this request for one lot may result in a request to sever that one lot into another two lots, then a third lot, etc. Reversing the law for this application will certainly set precedence and result in the reversal of the law for the many other larger properties within the South Peninsula area of Ramsey Lake, thereby increasing population density without municipal services and negatively impacting Ramsey Lake. There are plenty of properly planned subdivisions with engineered municipal services available elsewhere in Sudbury which will not impact our city's critical water supply, as well as, the environment in general.

We are available for a visit to your office in the near future for further discussion on this item. If you have any other information we should be aware of for consideration or for discussing with legal professionals, please provide it as well.

Sincerely,

Don and Donna Shane

576 Lakepoint Court, Sudbury, Ontario

Institutional As-of-Right Zoning By-law Amendment

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Public Hearing
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/24-21

Report Summary

This report provides a recommendation to amend Zoning By-law 2010-100Z to permit 'R3-1', Medium Density Residential zone uses and standards as-of-right within the 'I', Institutional zone. The proposed amendment includes a holding provision that requires that the parcel be located within the urban settlement area and be serviced by municipal water and wastewater with sufficient capacity.

This report is presented by Bailey Chabot, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves an amendment to Zoning By-law 2010-100Z by adding the uses permitted in the 'R3-1', Medium Density zone as-of-right to the 'I', Institutional zone as outlined in the report titled "Institutional As-of-Right Zoning By-law Amendment", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025 subject to the following:

1. Uses Permitted in R3-1 zone shall be developed in accordance the standards of each dwelling type or use required in the Standards for Medium Density Residential (R3 and R3-1) Zones.
2. Other provisions of Zoning By-law 2010-100Z shall apply to Uses Permitted in R3-1 zone as though the parcel were zoned R3-1.
3. That a holding provision be applied, prohibiting the 'R3-1' uses in an 'I', Institutional zone. The holding provision can be removed on a site-specific basis provided the following conditions are satisfied:
 - a. The subject parcel is within the settlement area;
 - b. The subject parcel is serviced by municipal water and municipal wastewater with sufficient capacity to support the proposed uses; and,
 - c. The subject parcel is located within a Community as identified in policy 2.2.1. Communities of the Official Plan.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

Permitting residential uses as-of-right in the 'I', Institutional zone aligns with Council's Strategic Priorities including "Expand Affordable and Attainable Housing Options" and "Develop and Promote Solutions to Support Existing Housing Choices".

The Housing As-of-Right Zoning Review provides recommendations that support the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report.

Staff Report

BACKGROUND:

The Housing As-of-Right Zoning Review was commenced in 2022. J.L. Richards and Associates Ltd. was retained to conduct research and provide recommendations to assist with an as-of-right residential land use planning review. The report provided a summary of potential policy amendments to facilitate housing creation and increase the City's housing supply under five (5) themes:

1. Mixed Use Development;
2. Residential Uses on Institutional Lands;
3. Secondary Dwelling Units;
4. Minimum Density Requirements; and,
5. Affordable Housing.

The findings and recommendations of the consultant's report are informed by comparable municipal precedents, internal stakeholder consultation and external stakeholder consultation. As-of-right zoning serves to bring housing supply to market by eliminating the need for a rezoning or minor variance process in certain situations. The focus of this report is on zoning by-law amendments to address the second theme of 'Residential Uses on Institutional Lands' as directed by Council through resolution CC2023-252.

Housing-As-Of-Right Zoning Review Findings and Recommendations

To address residential uses in Institutional zones, the question was posed: "What parameters can be set out as to residential uses on institutional lands?". The report found that the City has various institutional uses of all sizes, from educational facilities and places of worship to medical and research institutions. When these lands are declared surplus and sold to private interests with the intent developing the land for residential purposes, a rezoning is required, introducing additional risk, time, and cost to the developer. An analysis of examples within the City and of comparable municipalities was conducted as well as internal and external stakeholder interviews. The Housing As-of-Right Zoning Review recommended that the City amend the 'I', Institutional zone so that institutional sites can develop residential uses as-of-right while being respectful of established neighbourhood uses.

Options to Incorporate Residential Uses within the 'I', Institutional Zone

Staff presented options for incorporating residential uses within the 'I', Institutional zone at the November 25, 2024 Planning Committee meeting. Options included:

- Amend the 'I', Institutional Zone to Permit 'R3' Residential Built Forms and Standards;
- Amend the 'I', Institutional Zone to Permit 'R3-1' Residential Built Forms and Standards;
- Amend the 'I', Institutional Zone to Permit 'R4' Residential Built Forms and Standards;
- Amend the 'I', Institutional Zone to Permit 'R3' Residential Built Forms Using Institutional Standards; and,
- Make No Amendments to Zoning By-law 2010-100Z.

Staff were directed to undertake the process to amend Zoning By-law 2010-100Z to permit 'R3-1', Medium Density Residential zone built forms and standards in the 'I', Institutional zone by resolution PL2024-182.

Proposed Zoning By-law Amendment

The 'R3-1', Medium Density Residential zone permits several residential uses, with some ancillary and compatible commercial uses. Staff are proposing to amend Zoning By-law 2010-100Z to permit all the uses of the 'R3-1', Medium Density Residential zone in the 'I', Institutional zone. The proposed amendment directs the R3-1 uses to be developed at the standards established in the 'R3-1' zone for each built form.

The proposed amendment includes a holding provision. The holding provision prevents any of the R3-1 uses until the following is satisfactorily demonstrated:

1. The subject parcel is within the settlement area;
2. The subject parcel is serviced by municipal water and municipal wastewater with sufficient capacity to support the proposed use(s); and,
3. The subject parcel is located within a Community as identified in policy 2.2.1. Communities of the Official Plan.

Given that there are 'I', Institutional zoned parcels throughout the City, in urban, non-urban, and rural areas, with full, partial, or no municipal services, the holding provision prevents residential development in inappropriate locations or where municipal services do not exist or do not have capacity to support the development.

Public Consultation:

The statutory Notice of Application and Notice of Public Hearing was provided to the public by newspaper on December 28, 2024.

At the time of writing this report no public comment has been received.

POLICY AND REGULATORY FRAMEWORK:

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

- [2024 Provincial Planning 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.

2024 Provincial Planning Statement (PPS):

The PPS acknowledges the Province's goal of getting at least 1.5 million homes built by 2031 and identifies that Ontario will increase the supply and mix of housing options. "Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."

Specifically, the following are relevant policies of the PPS:

- Chapter 2: Building Homes, Sustaining Strong and Competitive Communities:
 - 2.2.1.c) - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.
 - 2.3.2. - Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.
 - 2.3.3. - Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
 - 2.9.1.a) & c) - Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support the achievement of compact, transit-supportive, and complete communities and support energy conservation and efficiency.
- Chapter 3: General Policies for Infrastructure and Public Service Facilities:
 - 3.1.1.a), b), & c) - Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are financially viable over their life cycle, which may be demonstrated through asset management planning, leverage the capacity of development proponents, where appropriate, and are available to meet current and projected needs.
 - 3.2.2. - Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

- 3.6.1.b) - Planning for sewage and water services shall ensure that these services are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. is feasible and financially viable over their life cycle;
 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
 4. aligns with comprehensive municipal planning for these services, where applicable.
- 3.6.1.c) - Planning for sewage and water services shall ensure that these services are provided in a manner that promote water and energy conservation and efficiency.

Growth Plan for Northern Ontario (GPNO):

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 does not conflict with the Growth Plan.

Official Plan for the City of Greater Sudbury:

Section 4.4 Institutional Areas directs the development of institutional uses and allows them on lands designated Institutional. Policy 2 permits small scale institutional uses that are compatible with a residential setting on lands designated Living Area. Policy 3 permits the conversion of surplus institutional buildings and vacant lands held by institutions based on the following criteria:

- i) the need for such lands or buildings for other public uses, and their long term value to the community;
- j) the compatibility of the proposed uses with surrounding land uses and the intent of the policies in this Official Plan with respect to the proposed use;
- k) for conversion to residential uses, the appropriateness of the proposed density; and,
- l) the policies of Sections 2.3.2, 11.3.2 and 11.8, and Chapters 13.0 Heritage Resources and 14.0 Urban Design.

Analysis

Permitting R3-1 uses in the 'I', Institutional zone will support the creation of additional housing in support of the Province's goal of 1.5 million homes by 2031. The proposed Zoning By-law Amendment will support additional housing options by allowing for a range and mix of residential built forms in existing built-up areas. This will allow intensification and the efficient use of land, optimization of existing infrastructure and public facilities, and generally supporting active transportation. Greater intensification and redevelopment of existing parcels supports climate change reduction efforts. The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement.

The City's Official Plan permits conversion of surplus institutional buildings and vacant institutional lands pending compliance with set criteria. The proposed Zoning By-law Amendment permits development that is generally compatible with low density residential uses typically found adjacent to institutional sites, such as elementary school. The R3-1 zone standards will naturally limit the density of development and will limit the height of multiple dwellings to 19 metres. The table and figures below provide comparison of built forms permitted in a low density, 'R1-5' zone, a multiple dwelling as permitted in the medium density 'R3-1' zone, and an institutional use, such as a retirement home, permitted in the institutional 'I' zone.

Standard	R1-5	R3-1	I
Min. Front Yard	6.0 m	6.0 m	10.0 m
Min. Rear Yard	7.5 m	7.5 m	10.0 m
Min. Interior Side Yard	1.2 m	1.2 m (5 m when 3 or more storeys)	10.0 m
Min. Corner Side Yard	4.5 m	4.5 m	10.0 m
Max. Lot Coverage	40%	50%	50%
Min. Landscaped Open Space	40%	30%	15%
Max. Height	11.0 m	19.0 m and five storeys	50.0 m
Max. Density	One single detached dwelling plus two secondary dwelling units	No max. number of units per building	No max. density

Finally, the criteria outlined in the Official Plan address items such as focusing intensification in the built-up area of the City, ensuring transit-supportive development and accessibility, the preservation of heritage resources per the Ontario Heritage Act, and ensuring compliance with urban design criteria. The proposed Zoning By-law Amendment conforms with these policies as noted above. The preservation of heritage resources and ensuring compliance with urban design criteria will take place through subsequent Planning Act applications, such as site plan control or draft plan of subdivision. Staff are of the opinion that the proposed Zoning By-law Amendment conforms to the Official Plan.

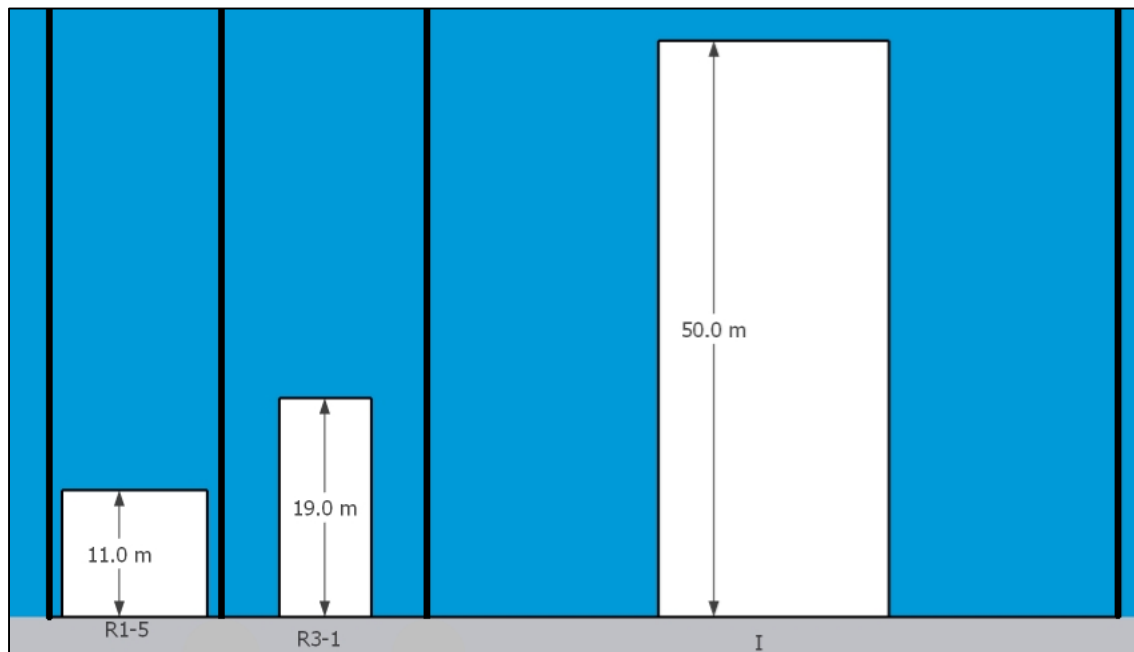


Figure 1 - This figure shows a view from the street of the greatest height permitted in each of the noted zones at the minimum permitted side yard setbacks. The figure is drawn to scale.

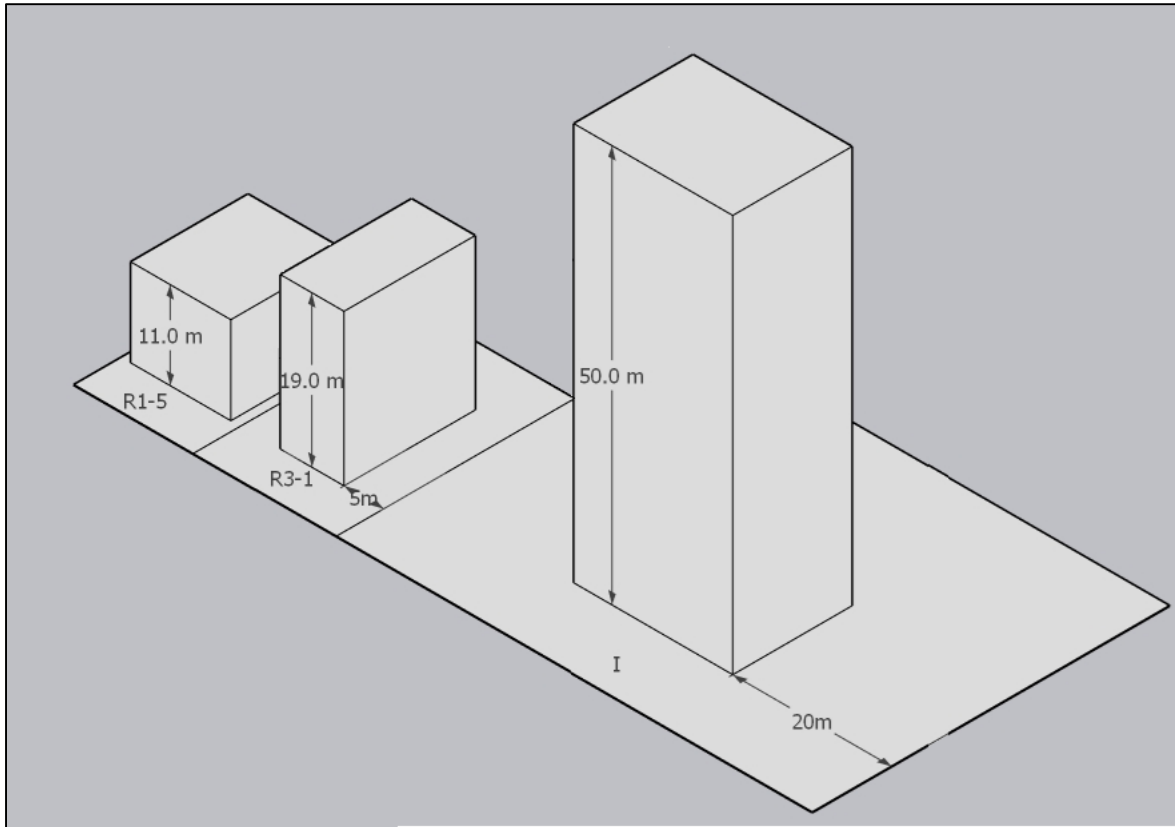


Figure 2 - This figure shows an aerial view of the greatest height permitted in each of the noted zones at the minimum permitted side yard setbacks. The figure is drawn to scale.

Holding Provision

To address items in the PPS and the Official Plan relating to focusing intensification to the settlement area and efficient use of public infrastructure, staff are recommending the use of a holding provision. The holding provision would prohibit R3-1 uses in the 'I', Institutional zone until the following is satisfactorily demonstrated:

1. The subject parcel is within the settlement area;
2. The subject parcel is serviced by municipal water and municipal wastewater with sufficient capacity to support the proposed use(s); and,
3. The subject parcel is located within a Community as identified in policy 2.2.1. Communities of the Official Plan.

RECOMMENDATION

Staff are of the opinion the proposed Zoning By-law Amendment is consistent with the PPS, does not conflict with the GPNO, and conforms to the City of Greater Sudbury's Official Plan. Staff are recommending Zoning By-law 2010-100Z be amended as noted in the resolution section.

RESOURCES CITED

1. Institutional As-of-Right Zoning By-law Amendment Report, November 25, 2024 Planning Committee Meeting
<https://pub-greatersudbury.escribemeetings.com/Meeting.aspx?Id=51f53740-cdc9-46e5-b00b-f3c694f09625&Agenda=Agenda&lang=English&Item=25&Tab=attachments>

918 Red Deer Lake Road South, Sudbury

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Public Hearing
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-9/24-02

Report Summary

This report provides a recommendation regarding an application to permit a shipping container as an accessory use to a single detached dwelling.

This report is presented by Stephanie Poirier, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves the application by Yvonne St. Denis to amend By law 2010 100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning on the subject lands from "RU", Rural to "RU(S)", Rural Special on those lands described as PIN 73480-0059, Parcel 46602, Plan 53R-7884 Part 1, Lot 3, Concession 4, Township of Cleland, as outlined in the report entitled "918 Red Deer Lake Road South, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20th, 2025, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the following conditions be completed:
 - a) That the owner shall have applied for a building permit, submitted a structural evaluation done by a Professional Engineer, and demonstrated appropriate means of access/egress to the satisfaction of the Chief Building Official.
2. That the amending zoning by-law include the following site-specific provisions:
 - a) In addition to the uses permitted in a RU Zone, a shipping container may be permitted accessory to a single detached dwelling;
 - b) Maximum number of shipping containers shall be one;
 - c) The shipping container shall be located no closer to the road than the single detached dwelling;
 - d) A 1.8 metre-wide planting strip adjacent to the full length of the shipping container shall be required between the shipping container and the road. The required planting strip shall be supplemented with the planting of coniferous trees to provide year-round screening and include the retention and integration of natural vegetation wherever possible.
3. That conditional approval shall lapse on January 20th, 2027 unless Condition #1 above has been met or an extension has been granted by Council.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the City's Zoning By-law is an operational matter under the Planning Act to which the City is responding. The rezoning application does not directly align with or negatively impact any of strategic goals and objectives that are identified within the City's Strategic Plan. The rezoning application does not directly align with or negatively impact any of the stated goals and recommendations that are contained within the CEEP.

Financial Implications

There are no financial implications associated with this report

Report Overview:

The purpose and effect of the application is to rezone the subject lands from the "RU", Rural Zone to the "RU", Rural Special Zone in order to permit a shipping container as an accessory use to a single detached dwelling.

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.

Staff Report

Proposal:

The purpose and effect of the application is to rezone the subject lands from the “RU” Rural Zone to the “RU(S)” Rural Special Zone in order to permit a shipping container as an accessory use to a single detached dwelling.

The subject lands are located on the north side of Red Deer Lake Road South, east of Highway 537, and are known municipally as 918 Red Deer Lake Road South, Sudbury.

The subject lands contain a single detached dwelling, three accessory buildings and a shipping container. The lands are serviced by a private septic system and well and have an existing access from Red Deer Lake Road South.

The subject lands are designated “Rural” within the City’s Official Plan and are zoned “RU” Rural within By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury.

Surrounding land uses are rural in nature.

A Location Map is attached to this report.

Policy and Regulatory Framework:

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

- 2024 Provincial Planning 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.

2024 Provincial Planning Statement (PPS):

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 PPS 2020. Staff has reviewed the planning matters contained within the PPS and is satisfied that the application for Zoning By-law Amendment does not conflict with the PPS.

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 is satisfied that the application for Zoning By-law Amendment does not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury:

The subject lands are designated 'Rural' in the Official Plan for the City of Greater Sudbury. One single detached dwelling is permitted on any existing lot, provided that it fronts onto a public road that is maintained year-round. The lot must also have the capability to provide an individual on-site sewage disposal system and water supply with both quantity and quality suitable for domestic uses.

Zoning By-law 2010-100Z:

The subject lands are zoned "RU", Rural within the City's Zoning By-law. The "RU" Zone permits a range of residential and non-residential uses.

The development standards for the "RU", Rural Zone are as follows:

- Minimum lot area of 2 ha
- Minimum lot frontage of 90 m
- Minimum front yard setback 10 m
- Minimum rear yard setback 10 m
- Minimum interior side yard setback 10 m
- Maximum lot coverage 10%
- Maximum height of non-residential uses 21 m

4.34 Shipping and Storage Containers

Shipping and storage containers shall not be placed or used on any lot in a Residential (R), Commercial (C), Mixed Light Industrial/Service Commercial (M1) or Business Industrial (M1-1) Zone and shall only be located on a lot:

- a) As an accessory structure used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use;
- b) For the purposes of rental, sale or distribution in a Light Industrial (M2) or Heavy Industrial (M3) Zone for use off site; or,
- c) In accordance with Sections 4.40.5 and 4.40.7 of this By-law.

4.40.5 Temporary Construction Uses

Nothing in this By-law shall apply to prevent the use of any part of any lot for, a tool shed, construction trailer, shipping or storage container, scaffold or other building or structure incidental to construction and the temporary storage of construction supplies and equipment in all Zones within the City on the same lot on which the construction work is in progress or in relation to a road or public utility, so long as it is necessary for the work in progress and until the work is completed or abandoned.

For the purposes of this section, abandoned shall mean the discontinuation of work for more than 90 consecutive days or the failure to maintain a current building permit.

4.40.7 Temporary Shipping or Storage Containers

Nothing in this By-law shall apply to prevent the use of any part of any lot for the placement and use of not more than a total of one shipping or storage container shall be permitted on a residential lot or a lot within a Commercial (C) or Institutional (I) Zone for a maximum of 14 consecutive days for the purposes of being loaded or unloaded where a use, business or the occupants of a dwelling are moving from a premises or lot to another premises or lot.

Consultation:

Public Comments:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands on November 15th, 2024. The statutory Notice of Public Hearing dated December 19th, 2024 was provided to the public by newspaper and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands.

At the time of writing this report, no oral or written submissions were received from members of the public.

Department/Agency Comments:

The application including relevant accompanying materials have been 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.

Comments received from agencies and departments did not contain any concerns with the application. Building Services advised that a Building Permit is required and as part of the submission will need to include a structural evaluation by a Professional Engineer, and to demonstrate appropriate access/egress.

Detailed comments can be found in Appendix 1 to this report.

Planning Analysis:

The Provincial Policy Statement and City's Official Plan permit residential uses in rural land use areas subject to appropriate servicing and year-round public road access. Neither document contains specific policies on accessory uses in the rural context. Staff are of the opinion that the subject lands are used for residential purposes and that the shipping container will be accessory to the residential use and therefore do not conflict with the PPS or Official Plan.

The City's current approach to shipping containers, as articulated in the zoning by-law, is based on prohibiting them in certain zones in order to protect the quality and character of residential areas and other areas that define our community image. Shipping and storage containers are permitted in most of the industrial zones and in the Agricultural and Rural zones as an accessory structure in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use. They are also permitted for the purposes of rental, sale, or distribution in a M2 Light Industrial or M3 Heavy Industrial Zone for use off site. Shipping and storage containers are permitted on a temporary basis to support construction activities, or for up to 14 days to support moving activities. Shipping containers are not permitted in Rural Zones as an accessory structure in conjunction with a residential use, therefore a rezoning application has been submitted in order to permit a shipping container that is accessory to the residential use of the lands.

The subject lands are approximately 38.92 acres in size and contain a single detached dwelling, three accessory buildings, and a shipping container. The majority of the subject lands are occupied by wetlands, watercourse, and naturalized vegetation. Surrounding uses are characterized in a similar manner being rural with low density forms of housing with lots of naturalized vegetation. The nearest residential dwelling appears to be greater than 230 m from the shipping container. Red Deer Lake Road South is classified as a local road and is not anticipated to generate through traffic given that the primary function of local roads is private land access. The shipping container is currently located in the front yard of the subject lands, approximately 7.6 m from Red Deer Lake Road South and is highly visible from the road. Staff advised the applicant of concerns with protecting the quality of character of rural residential areas and as a result the applicant has provided a concept plan with a new proposed location of the shipping container that would be located approximately 19.8 m from the road, further from the road than the existing single detached dwelling and accessory buildings.

The new proposed location would also be partially screened from the road by existing natural vegetation. Staff have included a site-specific provision that requires additional vegetation be included between the shipping container and the road in order to reduce visibility from the road. Additionally, staff have specified that the maximum number of shipping containers is one. Staff are satisfied that relocating the shipping container, the addition of a vegetative buffer, and limiting the number of shipping containers, address concerns with maintaining the character of the area.

Shipping containers that are unaltered and are without benefit of a building permit are considered to be a public safety concern as they designed for intermodal transportation rather than for storage purposes. The existing shipping container on the subject lands was established without benefit of building permit. In order to address public safety concerns, staff have included a condition that would require the applicant to apply for a building permit, submit a structural evaluation completed by a Professional Engineer that is licensed in Ontario, and to demonstrate an appropriate access/egress.

Staff can support the application given the characteristics of the subject lands and surrounding area, the visibility of the proposed structure being reduced, and public safety concerns being addressed, as described in the resolution.

Conclusion:

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 & Agency Comments

a) Building Services

No objection with the proposed use subject to the following advisory comments:

- A Building Permit to the satisfaction of the Chief Building Official will be required for the shipping container
- Part of the complete permit application will be a structural evaluation of the shipping container done by a Professional Engineer, licensed in Ontario (PEO)
- The shipping container must have appropriate means of access/egress. Modifications may be required to provide a standard door and hardware

b) Development Engineering

This location is not presently serviced with municipal water or sanitary sewer. No objection to the zone change.

c) Infrastructure and Capital Planning

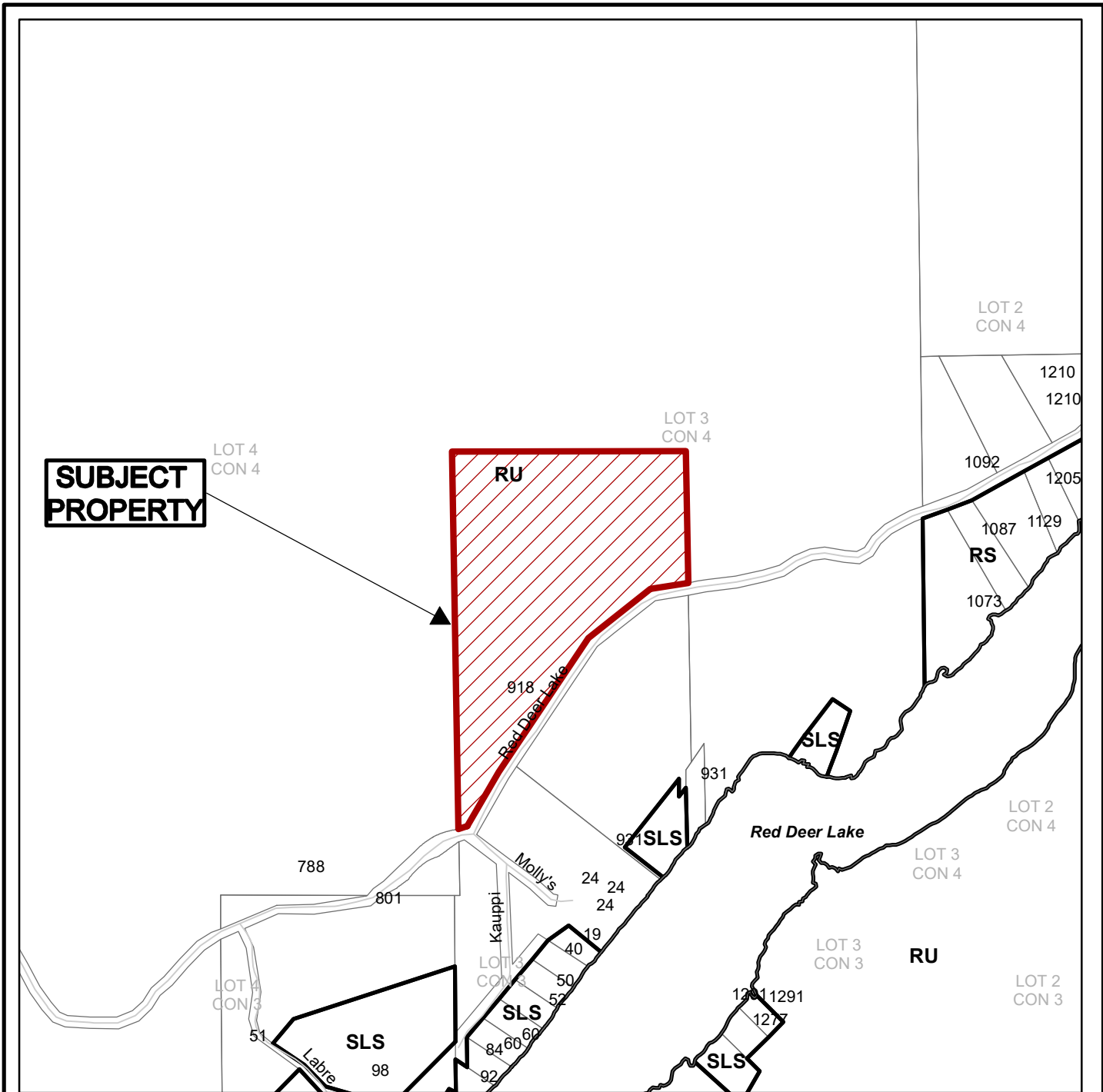
No concerns.

d) Conservation Sudbury

Subject property is located outside of the jurisdictional boundary of the Conservation Authority. No comment on the proposed rezoning.

e) Strategic and Environmental Planning

Strategic and Environmental Planning do not have concerns with this application.



SUBJECT PROPERTY

LOT 4
CON 4

LOT 3
CON 4

LOT 2
CON 4

1210
1210

1092

1205

1087

1129

1073

RU

918

Red Deer Lake

RS

SLS

LOT 2
CON 4

Red Deer Lake

LOT 3
CON 4

RU

LOT 2
CON 3

788

801

Kauppi

Molly's

24

24

24

19

40

50

52

LOT 3
CON 3

SLS

84

60

60

92

LOT 4
CON 3

SLS

51

98

Labre

LOT 4
CON 3

SLS

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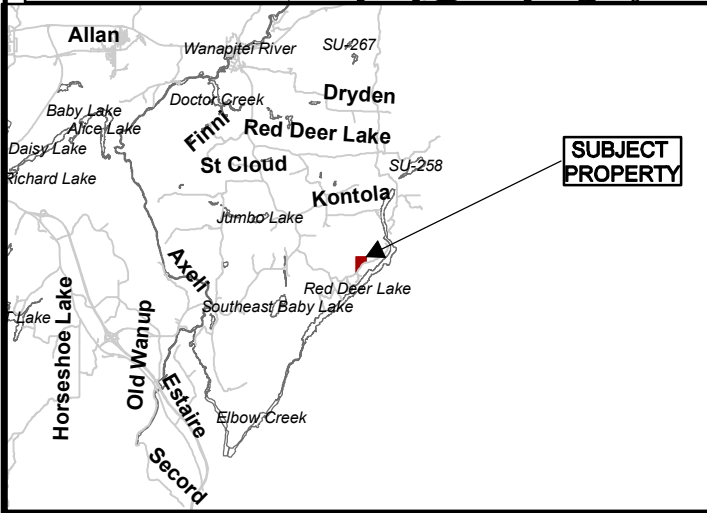
SLS

1291

1291

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SLS



SUBJECT PROPERTY

**Growth and Infrastructure
Department**

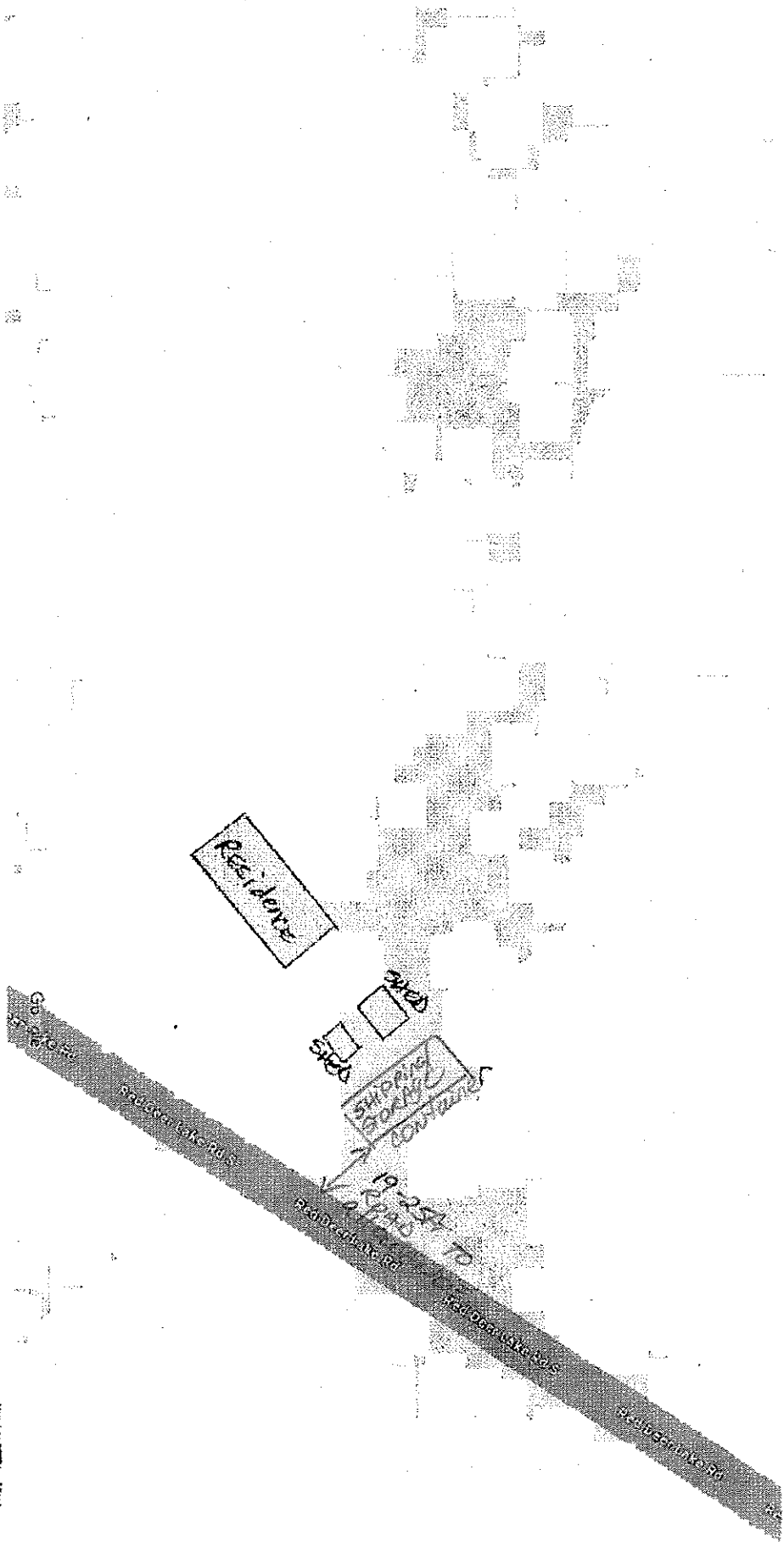


Subject Property being PIN 73480-0059,
Parcel 46602 SEC SES, Part 1, Plan 53R-7884,
Lot 3, Concession 4, Township of Cleland,
918 Red Deer Lake Road South, Wanup,
City of Greater Sudbury

NTS
Sketch 1

751-9/24-02
Date: 2024 08 13

Google Maps 918 Red Deer Lake Rd S

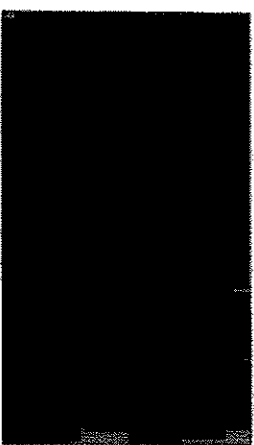


Google maps - location of buildings, sheds, storage containers #1

YST DENIS AUGUST 2024

918 Red Deer Lake Rd S

- Directions
- Save
- Map
- Satellite
- Street View

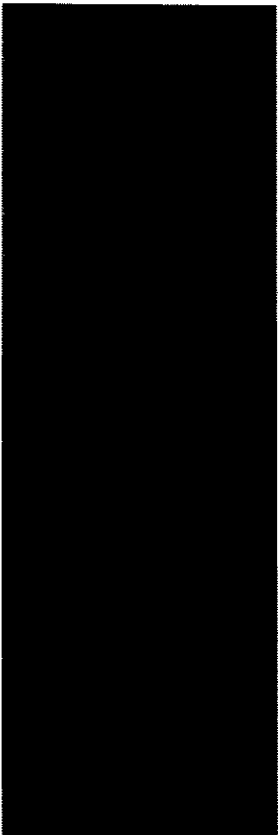
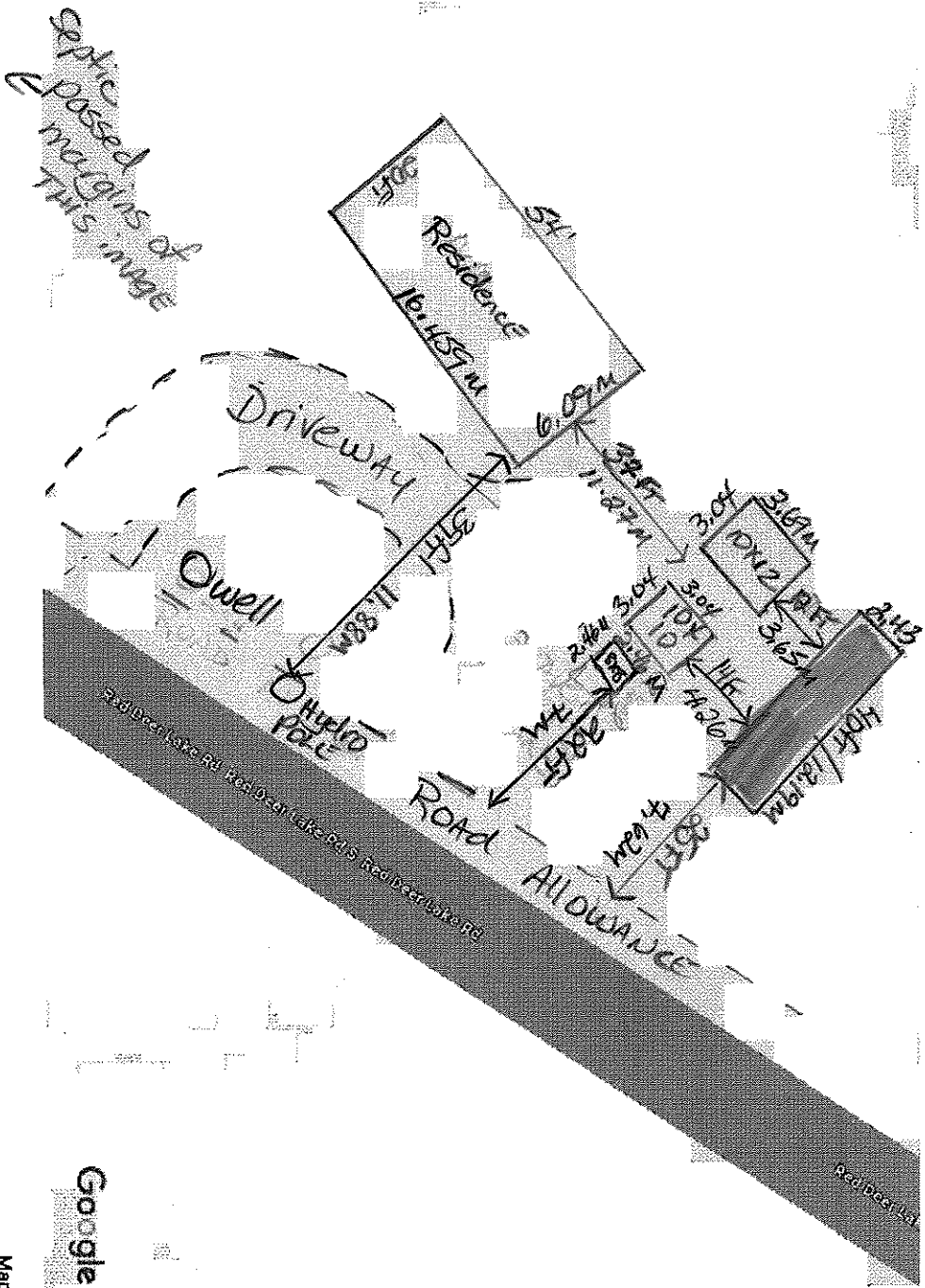


Google Maps

918 Red Deer Lake Rd S

print from Google Maps House and one shed.

Present location of CONTAINER

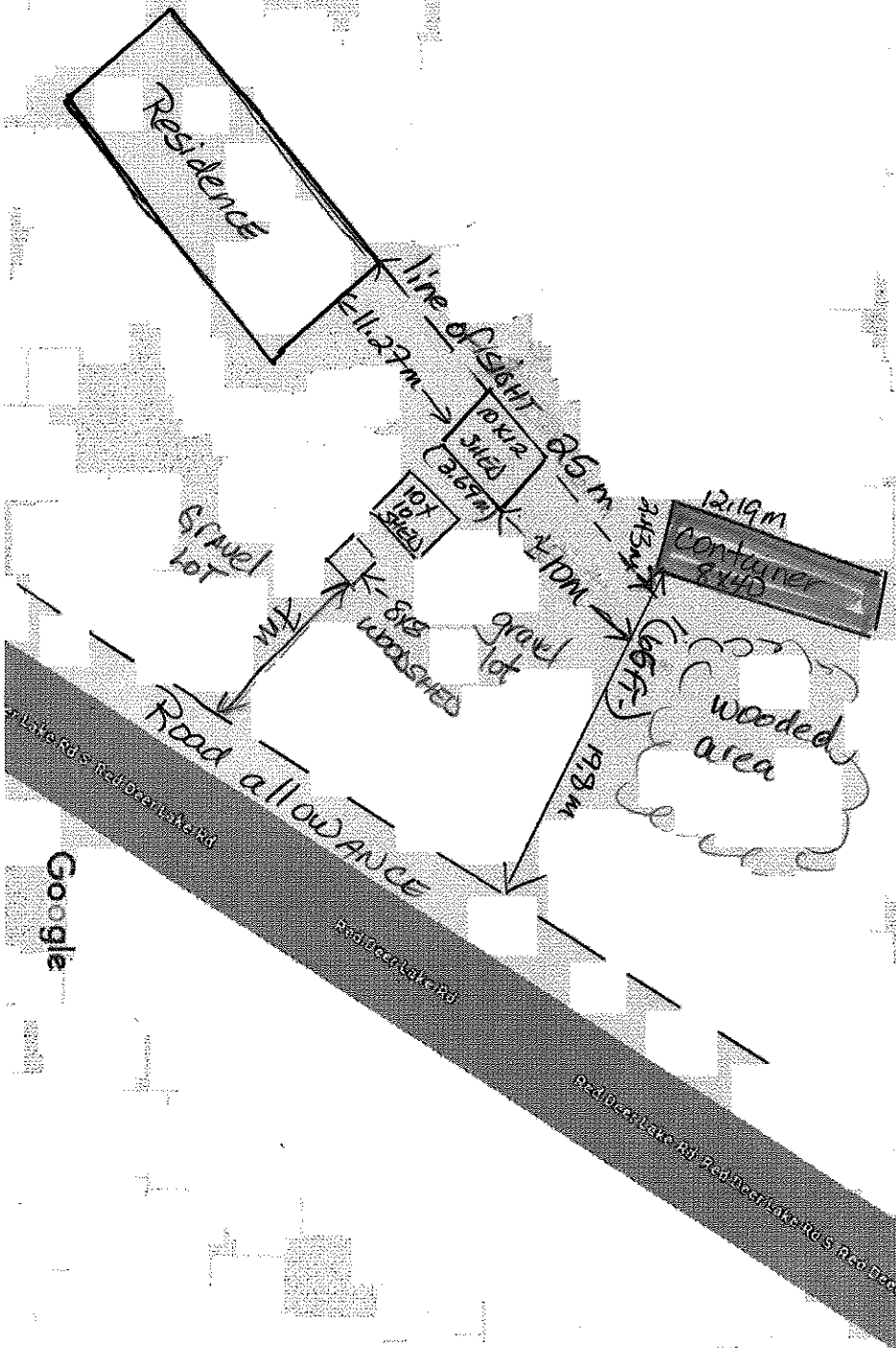


NOT A SURVEY. Sketch representation NOT completely to scale. Only 2 building captured by Google Maps.

YST Davis Oct, 2024

918 Red Deer Lake Rd S

Proposed relocation of storage container



1.2
 11.27
 3.67
 3.67

 18.61

Not a survey. Sketch representation NOT
 EXACTLY TO SCALE. Only buildings captured
 by Google maps.

YST/Denis Oct 2024



Photo 1. Single detached dwelling, accessory buildings and shipping container on the subject lands. Photo taken December 13th, 2024. CGS file 751-9/24-02.



Photo 2. Shipping container on the subject lands. Photo taken December 13th, 2024. CGS file 751-9/24-02.



Photo 3. Shipping container on the subject lands. Photo taken December 13th, 2024. CGS file 751-9/24-02.

**410 Panache Lake Road (MR 10),
Whitefish – Declaration of Surplus
Property**

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Routine Management Reports
Prepared by:	Tanya Rossmann-Gibson Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to declare surplus 410 Panache Lake Road (MR10), Whitefish.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs 410 Panache Lake Road (MR10), Whitefish, legally described as PIN 73396-0186 (LT), being Part 1 on Plan SR-3017, Township of Louise, City of Greater Sudbury;

AND THAT the property be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled “410 Panache Lake Road (MR10), Whitefish – Declaration of Surplus Property”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 2,832 square metres (30,492 square feet) in size and is zoned ‘RU’ – Rural and is improved with a small, dilapidated outbuilding. The location of the subject land is identified on the attached Schedule ‘A’ and photographs of the subject land are shown on the attached Schedule ‘B’.

In 2024, the City of Greater Sudbury became the registered owner of the subject land through the vesting of title subsequent to a failed tax sale.

The proposal to declare the subject land surplus to the City's needs was circulated to all City departments in accordance with Property By-law 2008-174. No objections were received. The following conditions and requirements were identified:

- Conservation Sudbury advised they have no objection to the sale of the property. There may be some wetland features along the southwestern property boundary. If sold, purchasers are suggested to consult with Conservation Sudbury.
- Planning Services advised the land is not recommended for land banking for the purpose of affordable housing.
- Building Services advised the property is a legal undersized lot with non-complying lot frontage. There appears to have been a residential building on the lot, for which we have no records of building permit to construct or demolish. Legal non-complying status will not apply as the use was abandoned at time of building removal. New construction is permitted but must be in conformance with current Zoning By-law provisions for RU (Rural) zones.
- Linear Infrastructure Services advised the City does not have any sanitary sewer or watermain infrastructure in the area.

Conditions and requirements received through the circulation process will form part of the terms and conditions outlined in any future agreement of purchase and sale.

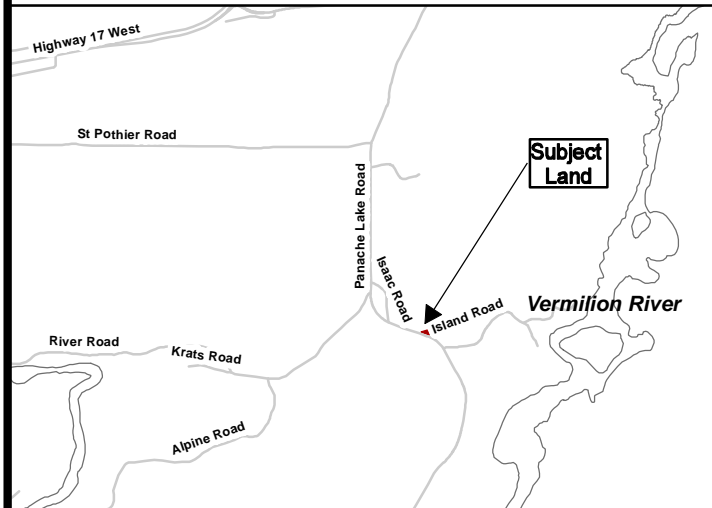
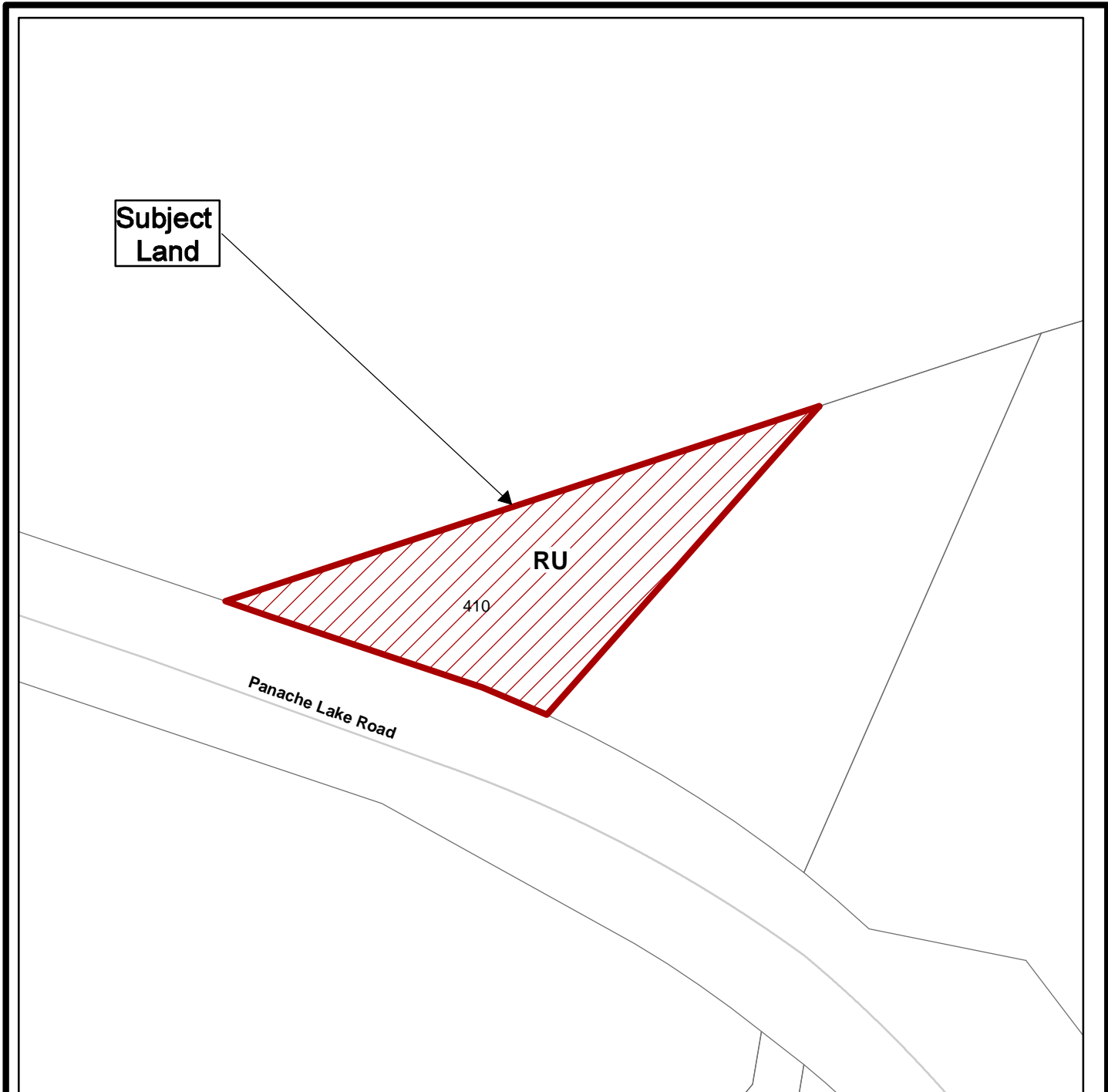
If approved, the land will be declared surplus to the City's needs and marketed for sale to the public. A further report will follow with respect to any future sale transaction.

Resources Cited

Property By-law 2008-174, as amended.

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

SCHEDULE 'A'



410 Lake Panache Road (MR 10), Whitefish



PIN 73396-0186, Part 1, Plan SR-3017,
Part of Lot 2, Concession 6, Township of Louise,
City of Greater Sudbury

NTS

Date: 2024 04 11

Schedule 'B'

Re: 410 Panache Lake Road (MR 10), Whitefish
Declaration of Surplus Land



View facing north from Panache Lake Road



View facing north from Panache Lake Road

7535 Highway 17 West, Beaver Lake – Declaration of Surplus Property

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Routine Management Reports
Prepared by:	Tanya Rossmann-Gibson Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to declare surplus 7535 Highway 17 West, Beaver Lake.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs 7535 Highway 17 West, Beaver Lake, legally described as PIN 73395-0279(LT), being Part 1 on Plan SR-3547, excepting Part 1 on Plan 53R-16394 and PIN 73395-0367(LT), being Part 2 on Plan SR-3547, Township of Lorne, City of Greater Sudbury;

AND THAT the property be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled “7535 Highway 17 West, Beaver Lake – Declaration of Surplus Property”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Background

The subject property measures approximately 12.6 acres in size, is zoned ‘RU’ – Rural and is improved with two buildings known as the former Beaver Lake Fire Station and Beaver Lake Welcome Centre. The property is serviced with a septic system and well supplying non-potable water.

The location of the subject property is identified on the attached Schedule 'A' and photographs are shown on the attached Schedule 'B'.

The former Town of Walden purchased the property in 1974, for future expansion of the fire department and for public works purposes. The property is comprised of two parcels of land that is divided by a privately owned 60-foot swath of land. The privately owned land severing the City's land previously served as a right-of-way of the transmission line for the Lorne Power Company.

Beaver Lake Fire Station

The facility is a one storey building with three overhead doors, and includes an apparatus room, office/kitchen, washrooms and mezzanine. The total gross floor area is 258 square meters (2,768 square feet).

Originally constructed circa 1977, the building has not undergone major renovations except for a small addition on the south side in 1998.

In June 2024, Council directed staff to consolidate the Beaver Lake station into the Whitefish station and as of July 4, 2024, the two stations merged.

The Beaver Lake station facility remains vacant.

Beaver Lake Welcome Centre

The facility is a one storey building that includes a main area and washrooms. The total gross floor area is 55 square meters (600 square feet).

Originally constructed circa 1994, the building has not undergone major renovations.

During the 2021 budget process, Council directed staff to eliminate maintenance at the Beaver Lake Welcome Centre. Council subsequently approved that service levels will continue at the Beaver Lake Welcome Centre for a one-year period, subject to the City receiving an equivalent donation from third parties.

As part of the 2022 budget process, the motion to reinstate operational funding for maintenance of the Beaver Lake Welcome Centre was defeated. As a result, the City (Parks Services) no longer provides maintenance of grounds and the washrooms facilities at this site.

The City was subsequently approached by a group of residents which formed the Beaver Lake Fire & Services Committee who were interested in operating the Welcome Centre and providing programming.

In July 2022, City council directed staff to enter into negotiations with the Beaver Lake Fire & Services committee to lease the facility for the management and operation of the Beaver Lake Welcome Centre for the purposes of washroom facilities, tourism promotion and heritage programming. The committee was to assume all operating and capital expenses.

A lease agreement was provided to the committee, and it did not meet their expectations. As a result, the leasing of the facility did not transpire, and the facility remains vacant.

Circulation

The proposal to declare the subject property surplus to the City's needs was circulated to all City

departments and outside agencies in accordance with Property By-law 2008-174. No objections were received. The following conditions, comments and requirements were identified:

- Planning Services advised the property is not recommended for land banking for the purpose of affordable housing.
- Building Services advised any proposed use of the existing buildings must comply with the permitted Non-residential uses for RU (Rural) zones. Any proposed residential use of the property would be subject to Record of Site Condition under the *Environmental Protection Act*.
- Conservation Sudbury advised a portion of the property contains wetland features. Future development of the subject property would require permission of Conservation Sudbury if development were proposed within 30 meters of the wetland.
- Leisure Services advised no concerns from a Leisure Services perspective.
- Fire Services advised they are no longer operating the former Beaver Lake Fire Station, and no concerns from a Fire Services perspective.
- Real Estate Section advised that in 2014 the City authorized the Ministry of Natural Resources permission to occupy part of the subject property to install, utilize and maintain a weather pole, to obtain data to assist with fighting forest fires. The letter of permission is effective until cancelled in writing upon three months written notice. If the City proceeds with the sale of the property, it will be required to either terminate the letter of permission or sell the property subject to the letter of permission.

Conditions and requirements received through the circulation process will form part of the terms and conditions in any future agreement of purchase and sale.

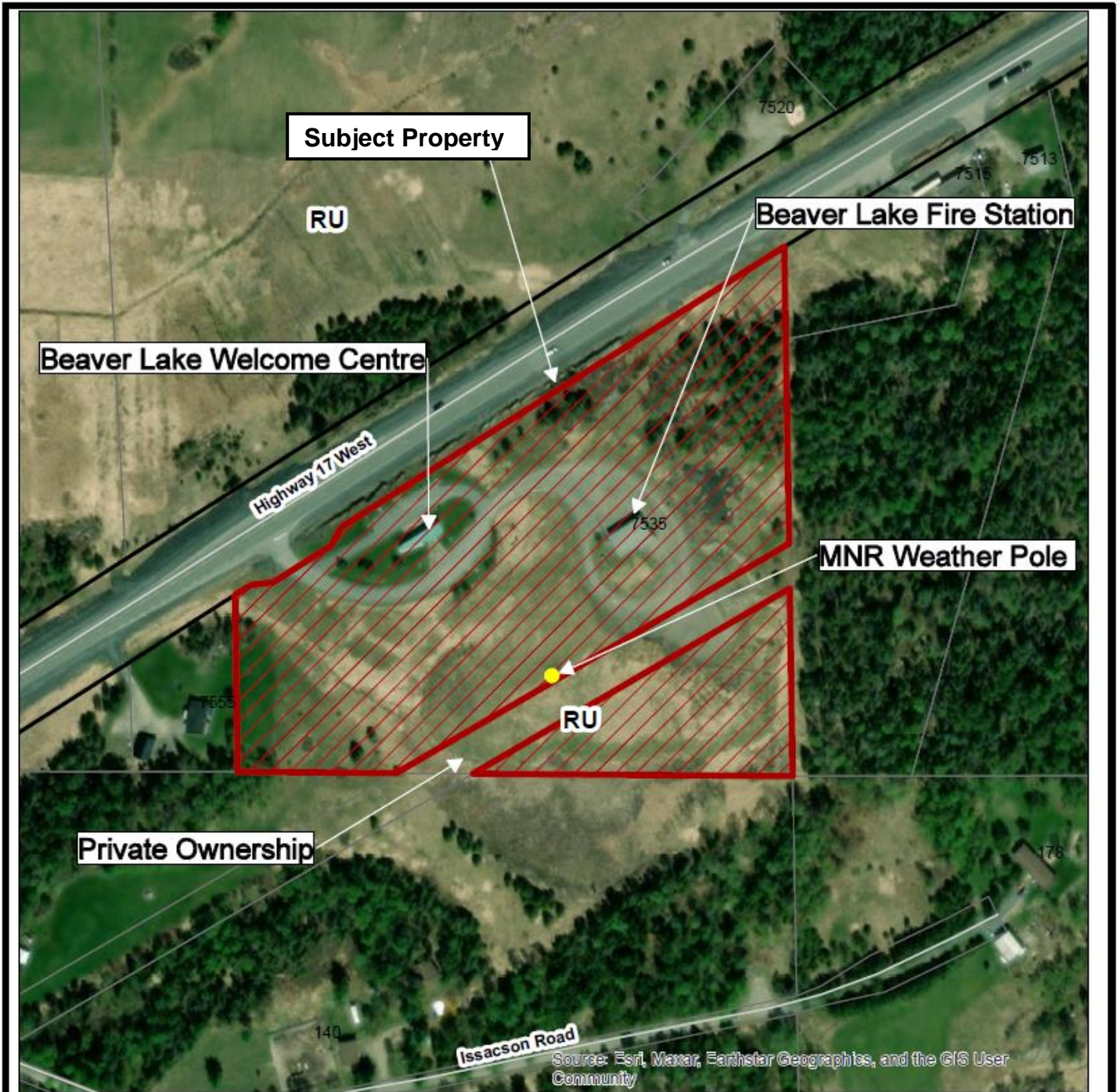
If approved, the property will be declared surplus to the City's needs and marketed for sale to the public. A further report will follow with respect to any future sale transaction.

Resources Cited

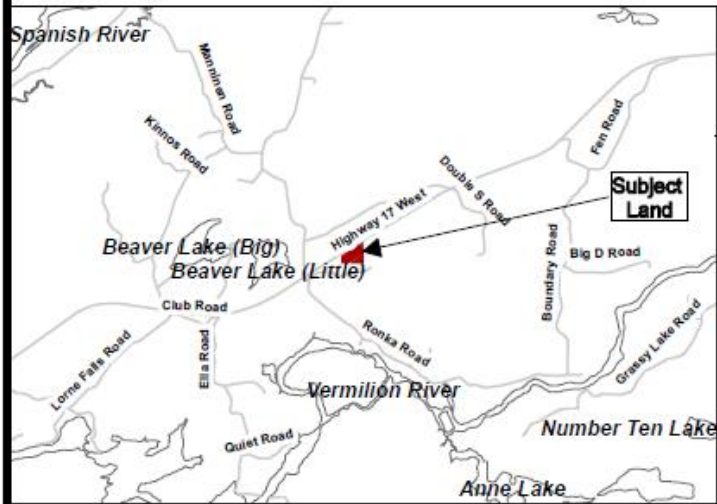
Property By-law 2008-174, as amended.


<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

Schedule 'A'



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



7535 Highway 17 West, Beaver Lake		
PIN 73395-0279(LT) being Part 1 on Plan SR-3547 excepting Part 1 on Plan 53R-16394 and PIN 73395-0367(LT) being Part 2 on Plan SR-3574		
NTS	Date: 2024 10 02	

Schedule 'B'

Re: **7535 Highway 17 West, Beaver Lake**
Declaration of Surplus Property

Beaver Lake Fire Station



Beaver Lake Welcome Centre



849 Howey Drive, Sudbury – 2024 Extension

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Routine Management Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/21-24

Report Summary

This report provides a recommendation regarding a request to extend the conditional zoning approval for 849 Howey Drive, Sudbury.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/21-024 by Matarazzo Group on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled “849 Howey Drive – 2024 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on January 20, 2025, for a period of one (1) year to November 23, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to extend the conditional rezoning is an operational matter under the Planning Act to which the City is responding. The proposal addresses the supply of housing within urban boundaries and is therefore consistent with the goals and objectives of the Strategic Plan. As a form of residential intensification on a Secondary Arterial Road serviced by public transit, the proposal aligns with the recommendations of the Community Energy & Emissions Plan by contributing towards compact communities.

Financial Implications

If the rezoning application is approved, staff is unable to estimate the taxation revenue as changes in assessed value for this existing building would be determined by Municipal Property Assessment Corporation (MPAC).

If there is additional taxation revenue, it 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.

If approved, there may be development charges applicable on the two dwelling units that would be offset by credits available on this redevelopment from commercial to multiple dwelling use.

STAFF REPORT

Applicant:

Matarazzo Group

Location:

PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim (849 Howey Drive, Sudbury)

Application:

Application to rezone the subject lands from "C1", Local Commercial to "R3 Special", Medium Density Residential Special.

Proposal:

An application for rezoning was submitted in order to legalize a multiple dwelling with three (3) units. The building previously operated as a convenience store with one (1) accessory dwelling unit. Two (2) dwelling units have been installed without benefit of a building permit and zoning approval.

Site-specific relief is required for the location and number of parking spaces, the width of a required parking space, the location of the existing building and corner side yard deck, the requirement for a planting strip along the south limit of the lot, and a minimum 3.0 metre-wide landscaped area abutting the street lines.

The owner is requesting a one-year extension in order to address outstanding matters related to the conditions of approval. Please see attached owner letter dated November 21, 2024.

Background:

The following resolution PL2021-164 was passed by Planning Committee on November 22, 2021 and ratified by City Council on November 23, 2021:

THAT the City of Greater Sudbury approves the application by Matarazzo Group to amend Zoning By-law 2010-100Z by changing the zoning classification from "C1", Local Commercial to "R3 Special", Medium Density Residential Special on lands described as PIN 73582-0058, Parcel 11643 S.E.S., Part of Lot 129, Plan M-131 in Lot 3, Concession 3, Township of McKim, as outlined in the report entitled "849 Howey Drive, Sudbury" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on November 22, 2021 subject to the following conditions:

- a) That prior to the adoption of the amending by-law, the owner shall address the following conditions:
 - i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit;
 - ii) Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure;
 - iii) Install landscaped open space within the sight triangle at the intersection of Howey Drive and Somerset Street to the satisfaction of the Director of Planning Services; and,
 - iv) Delineate the three (3) required parking spaces with line painting as illustrated on the concept plan prepared by J.L. Richards & Associates and dated May 19, 2021 to the satisfaction of the Director of Planning Services.

- b) That the amending by-law includes the following site-specific provisions:
- i) A maximum of three (3) dwelling units within the existing building shall be permitted;
 - ii) The location of existing buildings and existing decks shall be permitted;
 - iii) A minimum of one (1) parking space per unit shall be provided for dwelling units within the existing building and shall be permitted within the required corner side yard;
 - iv) The minimum width of the parking space abutting the south building wall of the existing main building shall be 2.75 metres;
 - v) No parking shall be permitted in the front yard, the interior side yard, and the corner side yard extending from the front building line to the rear building line of the existing main building;
 - vi) A planting strip shall not be required along the southerly lot line; and,
 - vii) A minimum 3.0 metre-wide landscaped area abutting the street lines shall not be required excluding the sight triangle.
- c) Conditional approval shall lapse on November 23, 2023 unless Condition a) above has been met or an extension has been granted by Council.

To date, clearance has been provided for the following conditions:

- i) Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit; and
- ii) Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure.

The applicant is working on the required landscaping and parking delineation conditions.

Planning considerations:

Staff have no concerns related to the extension and no modifications to the conditions are required.

The owner advised that an additional year is required in order to fulfill the above noted conditions of approval. Staff are therefore recommending a one-year extension in order to move this file towards completion.

Stephanie Poirier

Senior Planner, Development Approvals
City of Greater Sudbury

November 21, 2024

Subject: CGS File 751-6/21-024 (849 Howey Drive, Sudbury)

Dear Ms. Poirier,

We are writing to formally request a one-year extension for the rezoning application related to File No.:751-6/21-24.

We would like to inform you of the current status of conditions:

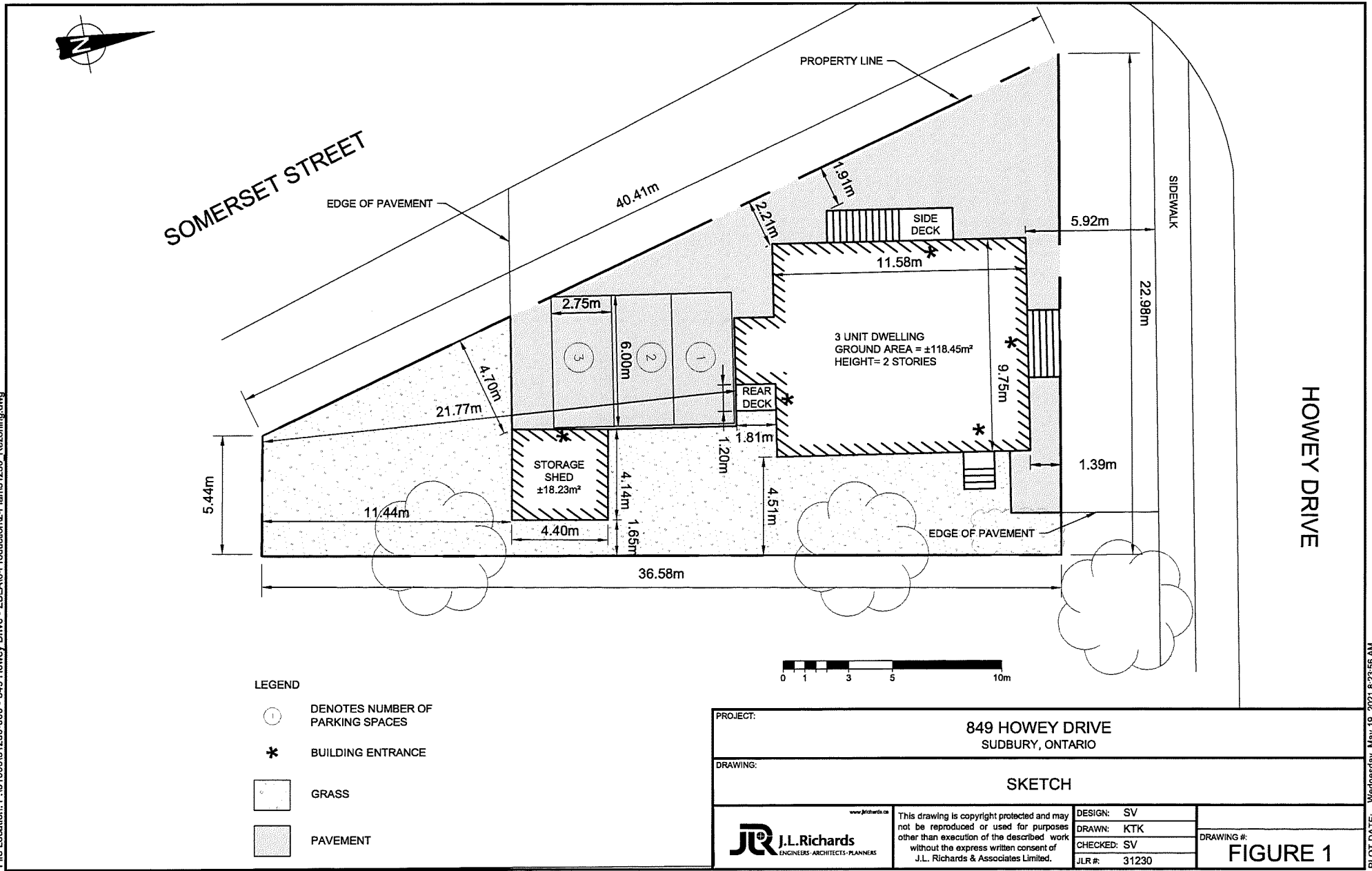
1. Submit a building permit application to the satisfaction of the Chief Building Official in order to address any construction conducted without benefit of a permit; **(cleared by Building Services November 18th, 2024).**
2. Eliminate the driveway entrance on Howey Drive and install a barrier curb to the satisfaction of the General Manager of Growth and Infrastructure **(Email was sent to Robert James and Ray Chevrette in regard to clearance of condition #2).**
3. Install landscaped open space within the sight triangle at the intersection of Howey Drive and Somerset Street to the satisfaction of the Director of Planning Services; **(pending work completion)** and
4. Delineate the three (3) required parking spaces with line painting as illustrated on the concept plan prepared by J.L. Richards & Associates and dated May 19, 2021 to the satisfaction of the Director of Planning Services. **(pending work completion)**

Please let us know if you require any additional information or documentation to process this extension request.

Thank you for your attention to this matter, and we look forward to your favorable response.
Sincerely,

Matarazzo Group

cc: Anthony Matarazzo, Lorrie Matarazzo, Daiana Matarazzo



South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Routine Management Reports
Prepared by:	Tanya Rossmann-Gibson Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to declare surplus vacant land south of Howey Drive, Sudbury.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land south of Howey Drive, Sudbury, legally described as PIN 73582-0069(LT), part of Lot 129 on Plan M131, Township of McKim, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owners pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled “South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no connection to the Climate Action Plans

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 1,625 square metres (17,485 square feet) in size and is zoned ‘R1-5’ – Low Density Residential One. The location of the subject land is identified on the attached Schedule ‘A’.

In 1952, the subject land was vested with Township of McKim as the result of unpaid taxes. In 1988, the

Corporation of the City of Sudbury (now the City of Greater Sudbury) applied to become owner pursuant to the *Municipal Tax Sales Act, 1984*.

Recently, the Real Estate section received a request to sell the subject land from an abutting landowner to the east.

The proposal to declare the subject land surplus to the City's needs was circulated to all City departments in accordance with Property By-law 2008-174. No objections were received. The following conditions and requirements were identified:

- Planning Services advised the land is not recommended for land banking for the purpose of affordable housing. Any proposed sales should ensure that split zoning does not result.
- Leisure Services advised there is sufficient parkland of all classifications in the area, with no gaps identified by the Green Space Advisory Panel.
- Real Estate Services noted there are two rights-of-way registered on title that the Land Titles office would carry forward on any future sales. The rights-of-way should be removed from title by way of a transfer, release, and abandonment prior to any sales. In addition, there appears to be some structure encroachments from abutting property owners. Any future sales should attempt to rectify encroachments.

Conditions and requirements received through the circulation process will form part of the terms and conditions in any future agreement of purchase and sales.

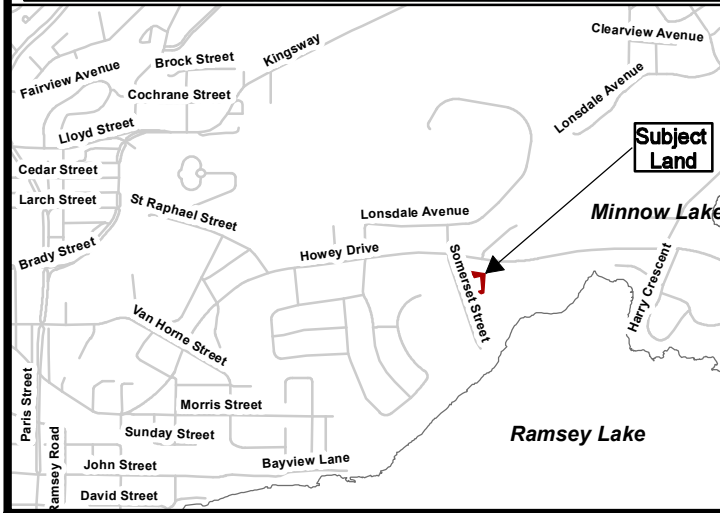
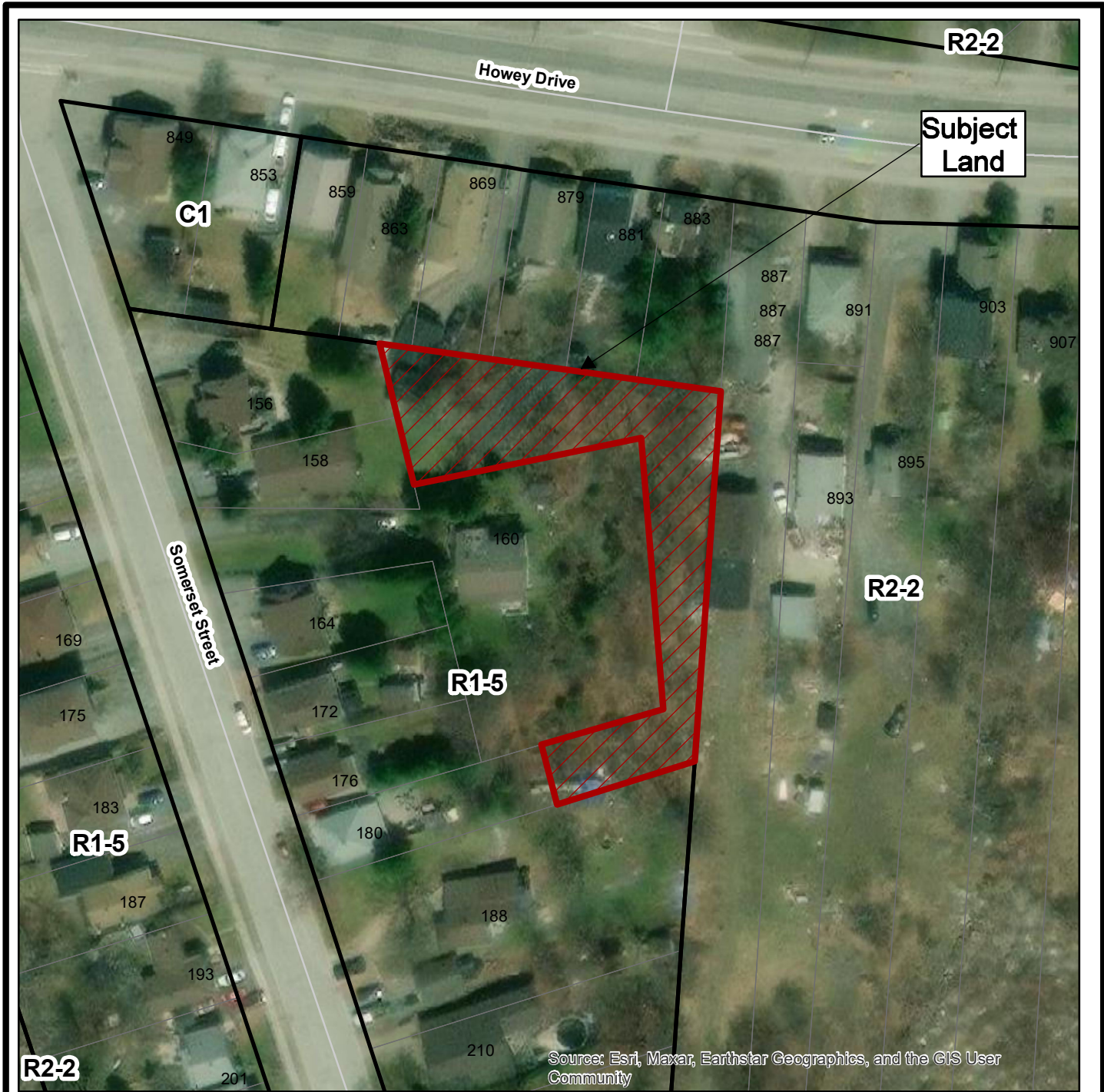
If approved, the land will be declared surplus to the City's needs and offered for sale to the abutting property owners. A further report will follow with respect to any future sale transactions.

Resources Cited

Property By-law 2008-174, as amended.

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

SCHEDULE 'A'



0 Howey Drive, Sudbury



PIN 73582-0069(LT),
Parcel 11921, Part Lot 129, Plan M-131,
Concession 3, Lot 3, Township of McKim,
City of Greater Sudbury

NTS

Date: 2024 04 29

3080 Old Highway 69 N, Val Caron

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Managers' Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	705/24-2

Report Summary

This report provides a recommendation regarding an application for a 35 m tall monopole-style antenna system to be located at 3080 Old Highway 69 N in Val Caron.

Resolution

THAT the City of Greater Sudbury directs the City's Designated Municipal Officer to indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system as described in this report that is to be located on those lands known and described as Parcels 12378 & 31241, Reference Plan 53R-17555, Parts 2-6, Plan 53R-19736, Part of Lot 6, Concession 6, Township of Blezard, as outlined in the report entitled "3080 Old Highway 69 N, Val Caron", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This application for a proposed radio-communication and broadcasting antenna system is an operational matter under the federal Radio-communication Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

Staff Report

Report Overview:

This report reviews an application for a proposed antenna system to be located at 3080 Old Highway 69 N in Val Caron.

Staff is satisfied that in general the proposed freestanding antenna system meets the City's development guidelines requirements and there are no areas of concern with respect to the proposed antenna system from a good land use planning perspective.

The Planning Services Division is therefore recommending that the City's Designated Municipal Officer indicate a position of concurrence to Innovation, Science and Economic Development Canada with respect to the proposed radio-communication and broadcasting antenna system that is described in this report.

Proponent:

Shared Tower Inc.

Agent:

Sandra Hallig, Planning Coordinator, Shared Tower Inc.

Location:

Parcels 12378 & 31241, Reference Plan 53R-17555, Parts 2-6, Plan 53R-19736, Part of Lot 6, Concession 6, Township of Blezard (3080 Municipal Road 80, Val Caron)

Application:

To obtain a position of concurrence or non-concurrence from the City of Greater Sudbury that is to be provided to Innovation, Science and Economic Development Canada (ISED) with respect to a proposed ground-based and self-supporting antenna system.

Proposal:

The proposed monopole style antenna system would have a maximum height of 35 m (115 ft) and would be located on a north-easterly portion of the subject lands. The antenna system would be accessed via the existing driveway entrance onto Old Highway 69 N (Municipal Road 80).

Jurisdiction and Roles:

Under the *Radiocommunication Act*, the Minister of ISED has sole jurisdiction over inter-provincial and international communication facilities. The final decision to approve and license the location of an antenna system is made only by ISED.

The role of the City of Greater Sudbury is to issue a statement of concurrence or non-concurrence to ISED. This statement is to consider only the land use compatibility of the proposed antenna system, the responses of affected residents and adherence by the proponent to public consultation protocol requirements.

Proponents themselves are tasked with strategically locating antenna systems to satisfy technical criteria and operational requirements in response to public demand. Throughout the siting process, proponents are expected to adhere to the antenna siting guidelines set out by both ISEDC and the City of Greater Sudbury. It is also noted that a proponent must additionally comply with all related federal legislation and regulations such as Health Canada's Safety Code 6, the Canadian Environmental Assessment Act and any NAV Canada and Transport Canada painting and lighting requirements for aeronautical safety.

Site Description & Surrounding Uses:

The subject lands are located on the east side of Old Highway 69 N (Municipal Road 80) and to the north of Main Street in the community of Val Caron. The lands have a total lot area of approximately 1.01 ha (2.51 acres) and approximately 94 m (308 ft) of lot frontage along Old Highway 69 N (Municipal Road 80). The lands contain a commercial plaza with various tenants (A&W, Toppers Pizza, Rexall, Scotia Bank). The proposed antenna system would be located on a north-easterly portion of the subject lands and would be accessed from the existing driveway entrance onto Old Highway 69 N (Municipal Road 80). Shared Tower Inc.'s proposed leased area on the subject lands for the antenna is 64 m². The proposed tower will include a locked and electronically monitored machinal equipment shelter. Fencing will be stalled around the base of the tower and the equipment shelter will include one locked gated access point.

Surrounding uses are predominantly commercial in nature along Old Highway 69 N (Municipal Road 80).

Pre-Consultation:

Pre-consultation for the proposed antenna system was commenced by the agent with City staff on August 1, 2024. The City's Development Approvals Section confirmed to the proponent on September 6, 2024, that the proposed antenna system was subject to "Area B" under the City's Radio-communication and Broadcasting Antenna Systems Public Consultation Protocol. The letter of confirmation dated September 6, 2024, to the proponent also included an information package confirming the City's preferences and requirements for an application for public consultation should the proponent choose to proceed.

The proponent has advised staff that the proposed antenna system is intended for co-location, is designed to accommodate multiple cellular service providers, and is anticipated to improve wireless services to nearby businesses and residents situated along or in close proximity to Old Highway 69 N (Municipal Road 80). The proponent has advised that there is an identified gap in wireless service coverage and they seek to improve said wireless service coverage for businesses and residents in the coverage area.

Public Consultation Requirements

Those antenna systems which are subject to the City's Protocol and located within "Area B" as identified in Schedule "A" – Modified Review Process to Encourage Locations Away from Residential Areas do not meet any of the modified review process parameters set out in Section 4.2 of the City's Protocol. The proponent must provide written public notice of the proposed antenna system, initiate and guide their own written public consultation process, and host a public information session. The proponent is required to then report back to staff prior to proceeding to the City's Planning Committee and Council to obtain a position of concurrence or non-concurrence that is in turn forwarded to ISEDC. Antenna systems located within "Area B" are greater than 15 m (50 ft) in height and located between 0 m (0 ft) and 150 m (492.13 ft) from the closest Residential Area.

Closest Residential Area

The City's Protocol defines a Residential Area as, "the location on a lot occupied by an existing residential dwelling or lands within a Residential Zone or lands designated Living Area 1 or 2 in the Official Plan for the City of Greater Sudbury." The proponent has indicated in their application that the closest residential area is located approximately 80 m (262 ft) to the east from the proposed antenna system. These lands to the east are designated Living Area 1 in the City's Official Plan, zoned residentially, and are subject to the Valley Meadows Plan of Subdivision, which is draft plan approved. The draft plan comprises 149 lots for single residential use. No phases have been registered to date.

This calculation was utilized by the Designated Municipal Officer to determine the extent of public consultation necessary for the proposed antenna system installation.

Further Exemption Provided

Staff notes that Section 4.3 of the City's Guidelines allows the Designated Municipal Officer to provide an exemption from certain public consultation requirements (ie. the holding of a Public Information Session). The Designated Municipal Officer determined that only a written public consultation period and a position of concurrence or non-concurrence being provided by Council to ISEDC would be required. The exemption for holding a public information session was provided on the basis that no public comments were received within the 30-day written commenting period.

Summary of Public Consultation

The City's Guideline defines the prescribed notification distance as being four times the antenna system height as measured horizontally from the base of the proposed antenna system. The applicant provided notice to landowners within a 140 m radius of the subject lands, the ward Councillor, and the Nickel District Conservation Authority (NDCA) on October 24 2024. The applicant advised that no comments were received from landowners within the 30 day commenting period. The Nickel District Conservation Authority had no concerns with the proposed tower being located on the existing paved area.

Development Guidelines

Section 6.0 of the City's Protocol outlines development guidelines for proponents to consider with respect to location and design preferences for a proposed antenna system. Section 6.0 is intended to encourage designs that integrate with surrounding land uses and the public realm. Through public consultation on a proposed antenna system, it is acknowledged by ISEDC that a local municipality is well situated to contribute local knowledge to a proponent that is helpful in terms of influencing the appropriateness of a siting-location, as well as the development and design (including aesthetics) of a proposed antenna system.

With respect to the City's location and design preferences, staff has the following comments:

1. With respect to Section 6.1 a) of the City's Protocol, co-location was considered by the proponent and they have advised that no existing antenna system locations are located within the targeted service area of the proposed new antenna system that could accommodate the physical infrastructure required to provide the intended access to improved wireless services. Staff would also note that the proposed tower is designed for co-location opportunities itself, thereby limiting the need for additional infrastructure to service the area in the future.

Staff is satisfied that co-location has been sufficiently explored and are of the opinion that the use of a co-location antenna system in this location would represent a good approach to improving wireless coverage from a good land use planning perspective.

2. With respect to preferred locations for antenna systems under Section 6.1 b) of the City's Protocol, staff notes that the proposed antenna system would be situated on lands within an identified mixed use commercial corridor. Staff also note that immediately surrounding properties are zoned to permit general commercial land uses. The location is consistent with preferred location criteria being in a commercial area that does not impact the view of the corridor.

3. With respect to discouraged locations under Section 6.1 c) of the City's Protocol, staff are satisfied that the proposed antenna system is not proposed to be located directly in front of any doors, windows, balconies or residential frontages. The proposed antenna system is also not proposed to be situated on any ecologically significant natural land nor would it be located inappropriately within a park or open space area. There are no concerns with respect to any negative impacts on any nearby heritage or designated structures. The proposed antenna system is ground-based and therefore would not be situated atop a pitched roof of any kind.

4. With respect to Section 6.2 of the City's Protocol, staff is generally satisfied with the style and structure, colour, appropriateness of proposed yards and access areas and equipment shelters that would be associated with the proposed antenna system.

Staff would advise that marking and lighting requirements are areas of federal jurisdiction, and the proponent will be responsible for obtaining any and all necessary approvals for such.

Staff is therefore satisfied that in general the proposed freestanding antenna system meets the City's development guidelines requirements and there are no areas of concern with respect to the proposed antenna system from a good land use planning perspective.

Conclusion:

Staff advises that no areas of concern have been identified with respect to the development guidelines set out in the City's Protocol. It is therefore recommended that the Designated Municipal Officer be directed to provide ISEDC with a position of concurrence on the proposed antenna system as outlined in the resolution.

Staff notes that any position of concurrence may be rescinded, if following said issuance, it is determined that a misrepresentation or a failure to disclose all pertinent information has occurred. The duration of concurrence is a maximum of three years from the date that the City's Designated Municipal Officer notifies ISEDC of said concurrence.

The City's Protocol also allows for a one-time extension to a position of concurrence for a period not exceeding one year in length provided the proponent demonstrates to the City's Designated Municipal Officer that no substantial change in land use planning circumstances within the vicinity of the proposed antenna system has occurred since initial concurrence was given.

Memo

Attn: City of Greater Sudbury

From: Shared Tower Inc.
1300 Cornwall Road, Unit 101
Oakville, ON L6J 7W5

RE: STC0466- Telecommunication Tower Proposal
Site Address: 3080 Old Highway 69 North, Val Caron, ON P3N 1R8

Please find enclosed the following:

- Site Selection Justification Report incl. Site Renderings and Notification Radius for Public Consultation
- Map showing horizontal distance to nearest Residential Area
- Survey Site Plan
- Letter of Owner Authorization
- Copy of Application Fee Cheque
- Email confirming Exemption from Conservation Sudbury

Kindly notify me via email when you have received this application package.

If you have any questions, please do not hesitate to contact me at shallig@sharedtower.ca.

Kindest Regards,

Sandra Hallig
Planning Coordinator
Shared Tower Inc.



Justification Report

For Proposed Telecommunication Antenna Structure

File No. STC0466

**3080 Old Highway 69 North,
Val Caron, ON P3N 1R8**

**Originally Submitted: August 1st, 2024
Updated: October 10th, 2024**

Prepared for:



City of Greater Sudbury
200 Brady St.,
Sudbury, ON P3A 5P3

Prepared by:



Shared Tower

Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5



Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5

Originally Submitted: August 1st, 2024
Updated: October 10th, 2024

City of Greater Sudbury
200 Brady St.,
Sudbury, ON P3A 5P3

**Re: Proposed Telecommunication Antenna Structure at 3080 Old Highway 69 North,
Val Caron, ON P3N 1R8**

Shared Tower Inc. (Shared Tower) is pleased to submit this Telecommunication Tower application for a Letter of Concurrence to the City of Greater Sudbury.

The proposed tower is a 35 metre monopole tower structure designed to support multiple co-location opportunities. The tower is proposed to be located at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8, on a General Commercial - C2(25) zoned property.

Although the Federal Government, through Innovation, Science and Economic Development (ISED) Canada is responsible for the final regulatory decision to approve the location of the tower, Shared Tower looks forward to working with the City of Greater Sudbury to ensure that its community objectives are met.

Please do not hesitate to contact me directly if you have any questions or if we can provide any further information.

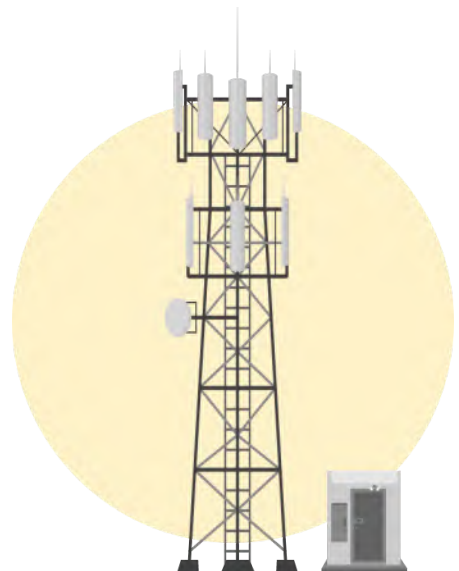
Sincerely,

Sandra Hallig
Planning Coordinator
Shared Tower
[Redacted]

1. Introduction

The telecommunications industry plays an essential role, connecting Canadians with wireless and wireline services from coast to coast. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents, businesses, visitors and public bodies. As demand for telecommunications services continues to grow, more network infrastructure is required to keep pace with this demand.

Shared Tower is proposing a new tower at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8 (Subject Site). The subject property is a General Commercial - C2(25) zoned site, approximately 3508.62 square meters in area or approximately 0.867 acres. The intent of the proposed tower is to strengthen the telecommunications network in order to better support increased demands for consumer connectivity, the digital economy, and health and safety measures in the community.



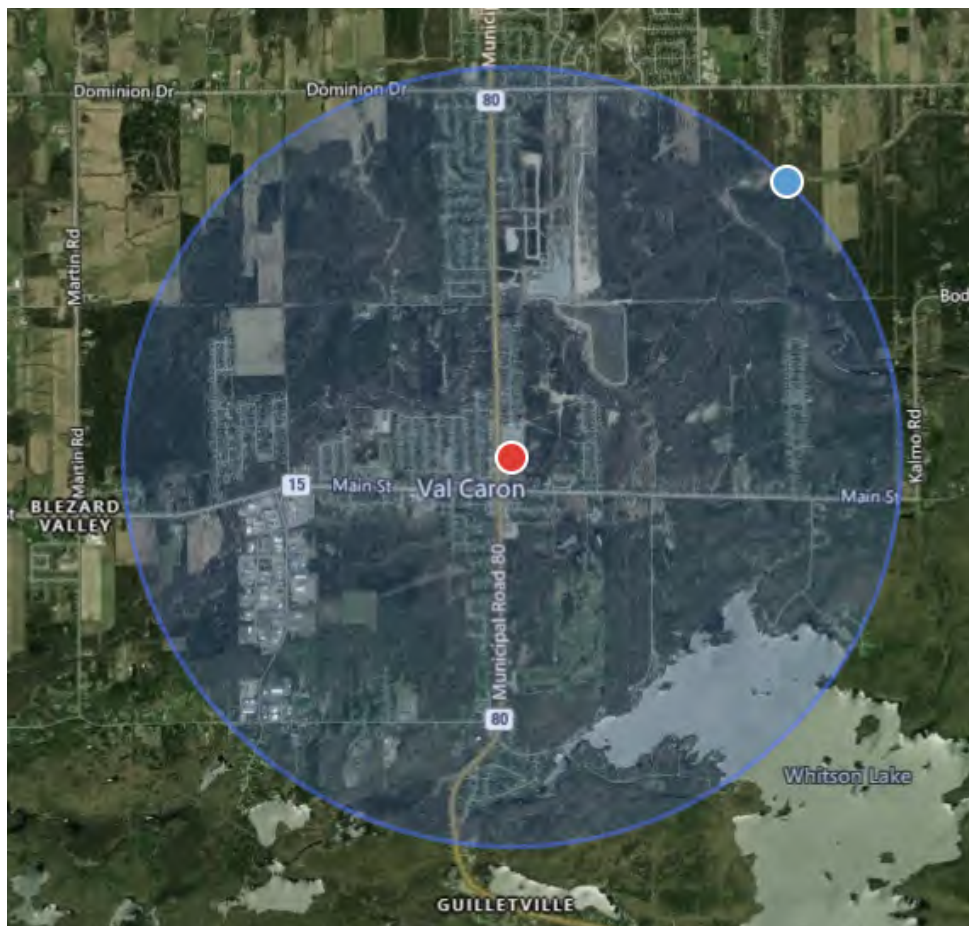
2. Coverage Objective

Broadly, Shared Tower has identified a need for improved telecommunications network coverage in the City of Greater Sudbury and surrounding areas. The proposed tower is a 35 metre monopole tower installation, engineered to accommodate initial and future loading for multiple cellular service providers and additional fixed wireless equipment as required, thereby limiting the need for additional infrastructure to service the area.

The location of the tower will ensure separation from the residential properties along with coverage and network capacity for all major wireless network providers. There are currently no suitable telecommunication structures in close proximity that would sustain sufficient connectivity for the City of Greater Sudbury. At 35 metres in height, the proposed tower is anticipated to address coverage issues in the area.

As of the date of this application, national wireless carriers have expressed interest in locating on the tower.

Figure 1: Anticipated Telecommunications Network Coverage



3. Subject Site and Land Use Considerations

The Subject Site, in Figure 2, is located at 3080 Old Highway 69 North, Val Caron, ON P3N 1R8. (legal description: SRO; PT LOT 6 CON 6 BLEZARD BEING PART 5 AND 6 ON PLAN 53R17555; T/W LT157371; T/W ROW OVER PT 1 ON 53R17555 AS IN SD6816; T/W ROW OVER PART 10,12,13,15 ON 53R17555 AS IN SD6835; S/T LT120434; S/T ROW OVER PT 6 ON 53R17555 AS IN SD6821; S/T ROW OVER PT 6 ON 53R17555 AS IN SD6835; S/T EASEMENT IN GROSS OVER PT 5 53R17555 AS IN SD25252; GREATER SUDBURY).

The proposed location comprises approximately 0.867 acres of land zoned for General Commercial - C2(25) Zone uses allowing for a considerable setback from the majority of residents.

Figure 2: Key Map Showing Subject Site & Viewpoint



4. Subject Site Selection Justification

Existing Telecommunications Towers

Prior to proposing a new tower, Shared Tower reviewed the location of existing telecommunications towers for co-location opportunities. As shown in Figure 3, the closest existing towers to the proposed tower are three facilities located approximately 2.98 km to the North, 855.65 m to the Southeast and 2.64 km to the Southwest. These distances depict a substantial coverage gap.

Figure 3: Subject Site Relative to Nearby Telecommunications Towers



Other Co-location Opportunities

A review for other suitable existing structures, such as rooftops, utility poles, and transmission towers for co-location opportunities was also undertaken. There were no rooftops or utility poles of sufficient height within the search radius to adequately provide additional network coverage.

Distance from Residential and Comprehensive Development Sites

The nearest residential zoned area is located approximately 81.44 metres to the East of the Subject Site, as shown in Figure 4.

Figure 4: Distance to Nearest Residential Zone from Subject Site



Land Use & Public Realm Considerations

The Subject Site is located in an urban setting away from the majority of residential development and currently used for General Commercial - C2(25) zoning purposes. Additionally, the Subject Site is not a location of topographic prominence that would affect public views, nor is it located in the line of sight of any views or vistas of significant natural or human-made features.

The proposal is not anticipated to negatively affect any sensitive land uses, such as heritage sites, parks, areas of significant vegetation, shorelines, or water bodies. Overall, the addition of the proposed tower would result in little to no impact on the area's current land uses nor would it detract from the overall public realm.

5. Proposed Telecommunication Antenna Structure

Shared Tower is proposing to construct a 35-metre monopole tower on the Subject Site.

Preferred Tower Type

The monopole tower design has been selected as the most efficient tower type to support equipment for multiple future co-location services and the elevation required to meet the aforementioned application objective. This tower type is consistent with the typical structures installed in urban areas and ensures minimal visual impact.

Preferred Tower Height

The proposed monopole tower has been designed at a height of 35 metres. This height is required to provide optimal coverage to the area for voice and data use. More importantly, this height will also allow other carriers to co-locate on the proposed tower in the future, which will limit the overall number of tower structures required in the surrounding areas.

Control of Public Access

The proposed tower will include a locked and electronically monitored mechanical equipment shelter. Fencing will be installed around the base of the tower and the equipment shelter will include one locked gated access point.

Design Considerations & Screening

The tower structure is proposed to be located on the southeast corner of the Subject Site and the tower placement will ensure it meets the minimum setbacks. Trees or other vegetation may be required to be removed or disturbed during the installation or operation of the proposed tower.

6. Federal Policy

The Federal Government, through Innovation, Science and Economic Development Canada (ISED) is responsible for the final regulatory decision to approve the location of the tower. ISED has adopted a policy (CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems) which applies to anyone who is planning to install or modify a tower. This policy has been reviewed to ensure Shared Tower’s proposed tower is in compliance. A review of the required public consultation process along with several required declarations follow.

CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems (2014)

Public Consultation

The City of Greater Sudbury has an established process under which this proposed tower application will proceed. The City of Greater Sudbury public consultation process was reviewed to ensure the minimum requirements will be met by Shared Tower.

Health Canada’s Safety Code 6 Compliance

Shared Tower attests that the proposed tower described in this Letter of Rationale will at all times comply with Health Canada’s Safety Code 6 limits, as may be amended from time to time, for the protection of the general public, including any combined effects of carrier co-locations and nearby installations. Safety Code 6 takes into account the total exposure from all sources of radiofrequency electric and magnetic fields in the range of 3kHz to 300 GHz. This includes those that may be used in 5G technology.

Canadian Environmental Assessment Act (2012)

Shared Tower attests that the proposed tower described in this Letter of Rationale is excluded from environmental assessment under the Canadian Environmental Assessment Act.

Aeronautical Safety

Shared Tower attests that the proposed tower described in this Letter of Rationale will comply with Transport Canada/NAV Canada aeronautical safety requirements. When the aforementioned parties have determined if any aeronautical safety features are required for the proposed tower, this information will be provided to the City of Greater Sudbury.

Engineering Practices

Shared Tower Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable Canadian Standard Association (CSA) standards for telecommunications tower sites and comply with good engineering practices including structural adequacy.

Innovation, Science and Economic Development Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (formerly Industry Canada). For more information on ISED's public consultation guidelines, including CPC-2-0-03, please visit this [website](#), or contact the local ISED office at:

Eastern and Northern Ontario District Office

2 Queen Street East

Sault Ste. Marie ON P6A 1Y3

Tel: 1-855-465-6307

Fax: 705-941-4607

Email: spectrumenod-spectredeno@ised-isde.gc.ca

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunication [website](#).

7. Conclusion

Shared Tower has proposed a new tower in Greater Sudbury to strengthen the local telecommunications network. Prior to submitting this request, a thorough search for existing co-location opportunities was conducted, however, no feasible options were available.

Shared Tower believes this proposal:

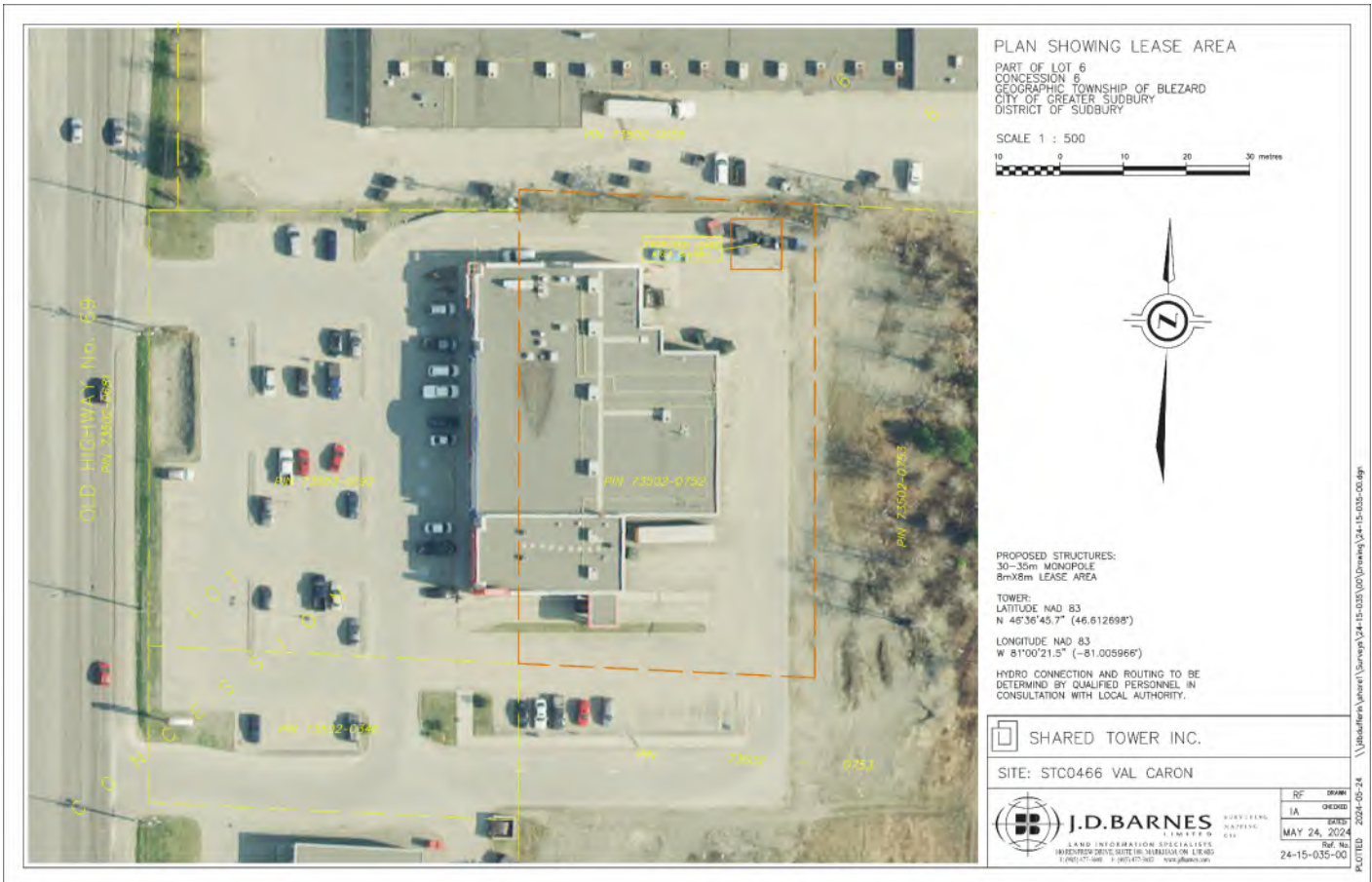
- Works toward bridging the urban-rural connectivity divide by filling an identified network need in Greater Sudbury and the surrounding area;
- Provides co-location opportunities that will reduce the overall number of towers required in the community;
- Is designed to be as visually unobtrusive as possible and blend in on the Subject Site;
- Has no impact on the adjacent land uses or public realm;
- Is aligned with and supports several layers of municipal and federal policy; and,
- Justifies the issuance of a Statement of Concurrence by the City of Greater Sudbury.

Although ISED is responsible for the final regulatory decision to approve the proposed tower, Shared Tower is committed to effective and meaningful municipal and community consultation. We look forward to working with the City of Greater Sudbury to continue to build an efficient telecommunications network for the community while ensuring its objectives are met.



Shared Tower

Appendix A: Site Sketch



Appendix B: Site Renderings

View 1: Plaza Entrance from 3030 Old Hwy 69



View 2: Plaza Entrance from 3080 Old Hwy 69





Shared Tower

**Shared Tower Inc.
1300 Cornwall Rd., Unit 101
Oakville, ON L6J 7W5
info@sharedtower.ca | (647) 362-0111**

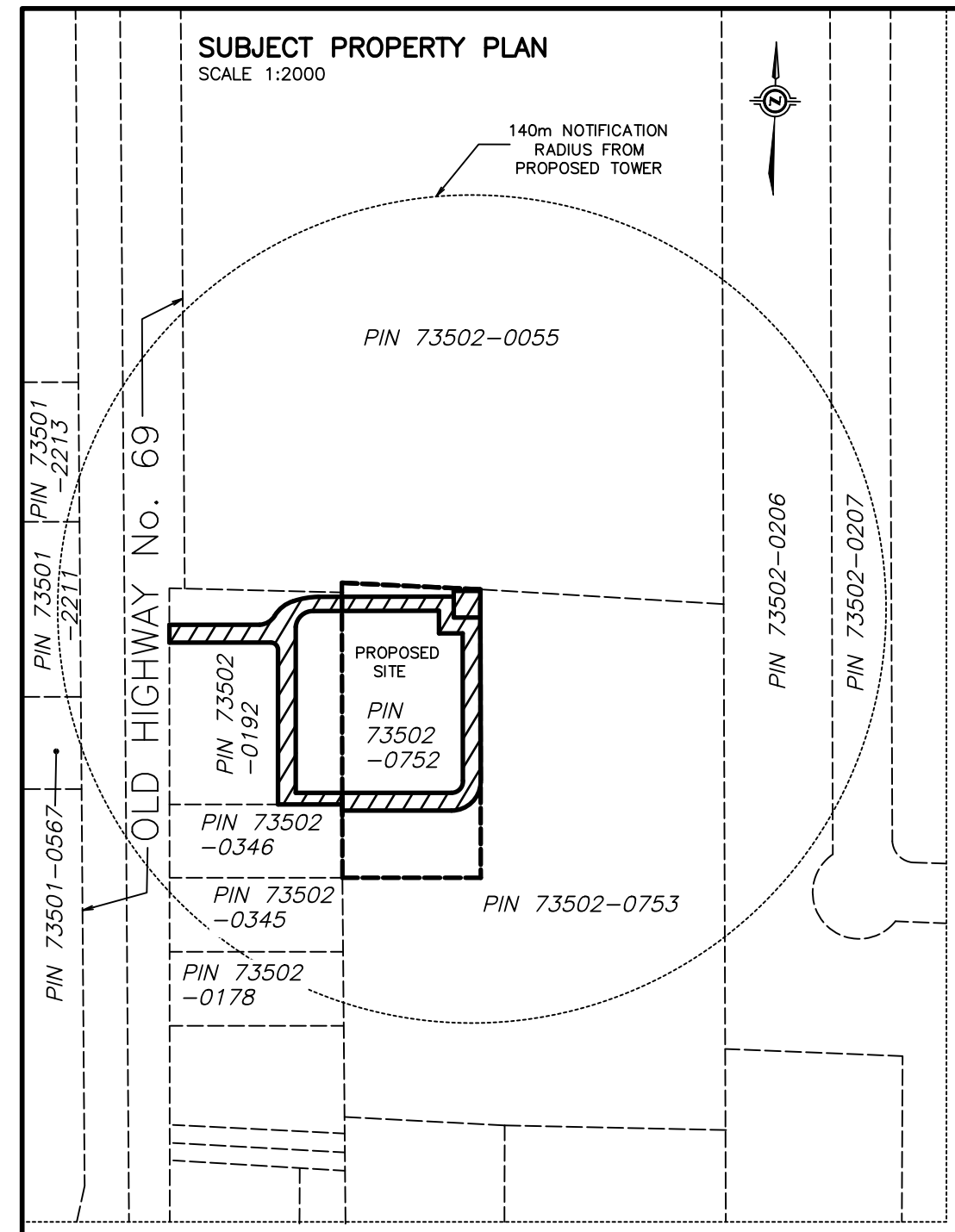
Distance to Nearest Residential Zone

Project: STC0466 Val Caron
Tower Coordinates: 46.612698, -81.005966

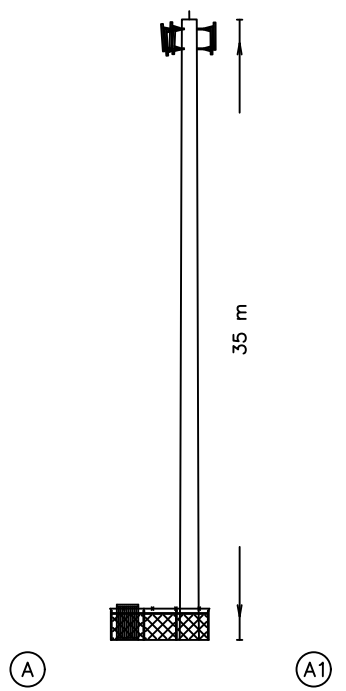
Legend

- STC0466
- STC0466 Property Boundary





ELEVATION PLAN
NOT TO SCALE



SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT

3080 OLD HIGHWAY 69
VAL CARON, ON.

PART OF LOT 6
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF BLEZARD
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1 : 250

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT 2024

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	0.4614 ha.	
LEASE AREA REQUIREMENTS		
COMPOUND (EXCLUSIVE)		81.0 sq.m.
ACCESS/UTILITY 1 (NON-EXCLUSIVE)		855.4 sq.m.
ACCESS/UTILITY 2 (NON-EXCLUSIVE)		777.4 sq.m.
TOTAL		1713.8 sq.m.
UNITS		1 TOWER 3 CABINETS
HEIGHT OF TOWER		35 m
SETBACKS (PROPOSED TOWER)		
FRONT		43.9 m
SIDE		6.8 m
REAR		2.9 m
SETBACKS (PROPOSED CABINET)		
FRONT		38.1 m
SIDE		0.8 m
REAR		0.3 m

AIRPORT ZONING NOTE
THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS, NO TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

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

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DERIVED FROM BENCHMARK No. 00819748310 HAVING A PUBLISHED ELEVATION OF 285.250 METRES.

LEGEND
 O DENOTES SPIKE
 HP DENOTES HYDRO POLE
 AN DENOTES ANCHOR
 MH DENOTES MANHOLE
 -E- DENOTES OVERHEAD ELECTRICAL
 CB DENOTES CATCH BASIN
 BOL DENOTES BOLLARD
 HT DENOTES HYDRO TRANSFORMER
 SB DENOTES SHRUB
 LS DENOTES LIGHT STANDARD
 G METER DENOTES GAS METER
 DTI DENOTES DRIVE THROUGH INTERCOM

CERTIFICATE OF COMPLETION
I CERTIFY THAT:
1. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2024.

DATE: OCTOBER 2, 2024
 ISAM AZIZ
 ONTARIO LAND SURVEYOR

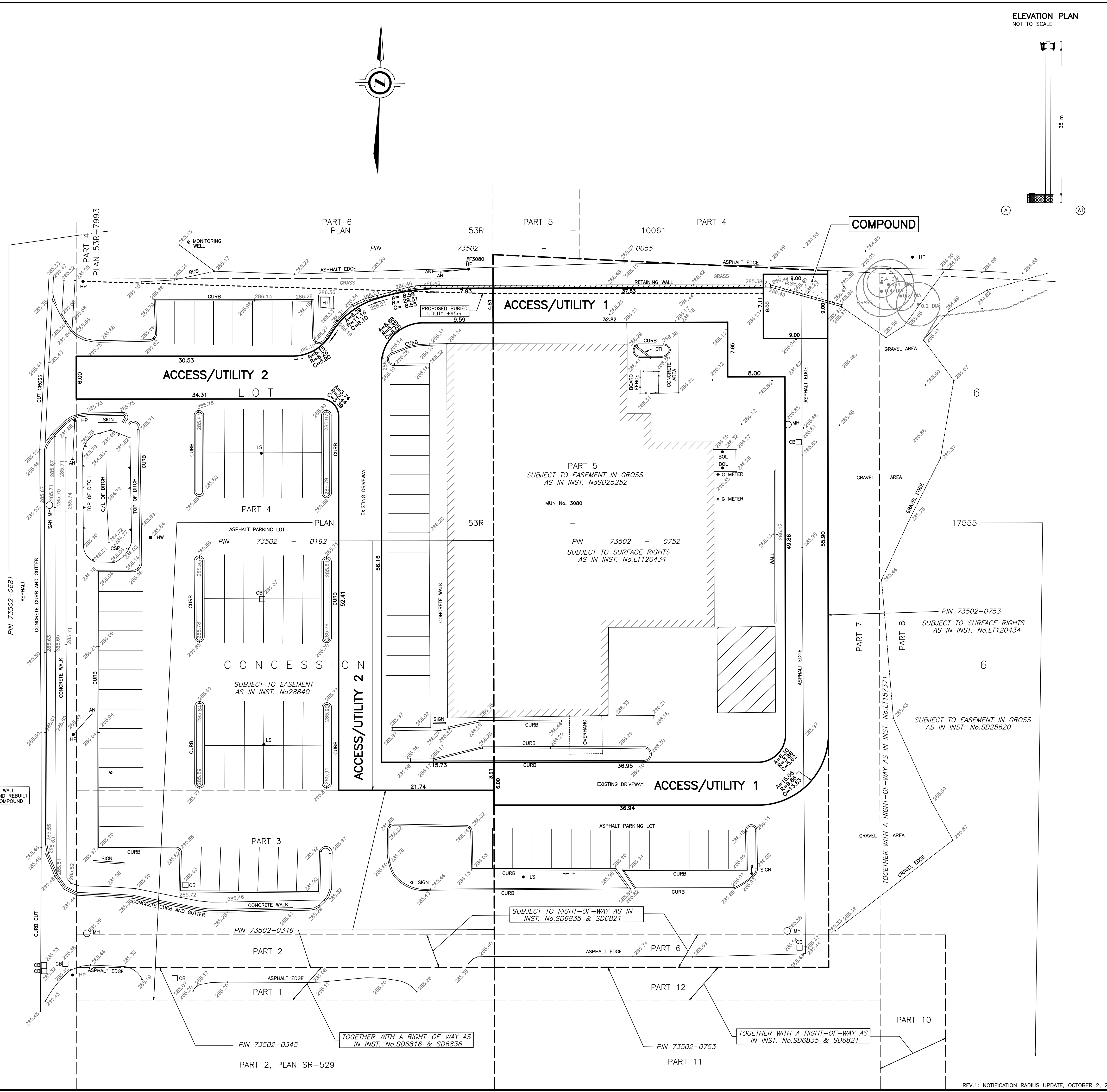
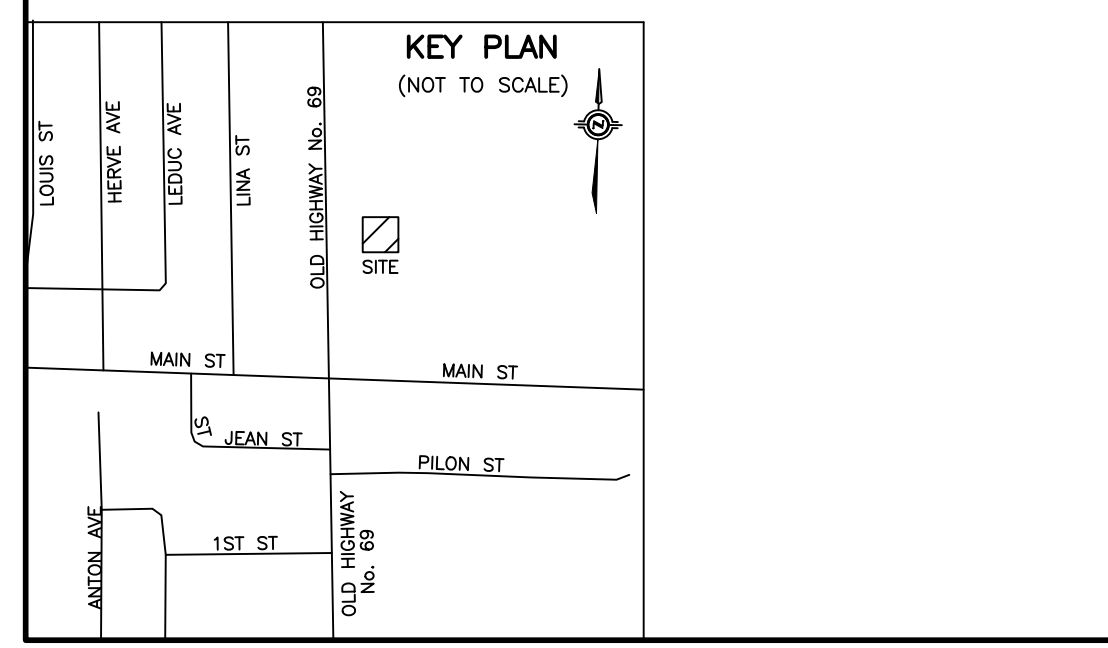
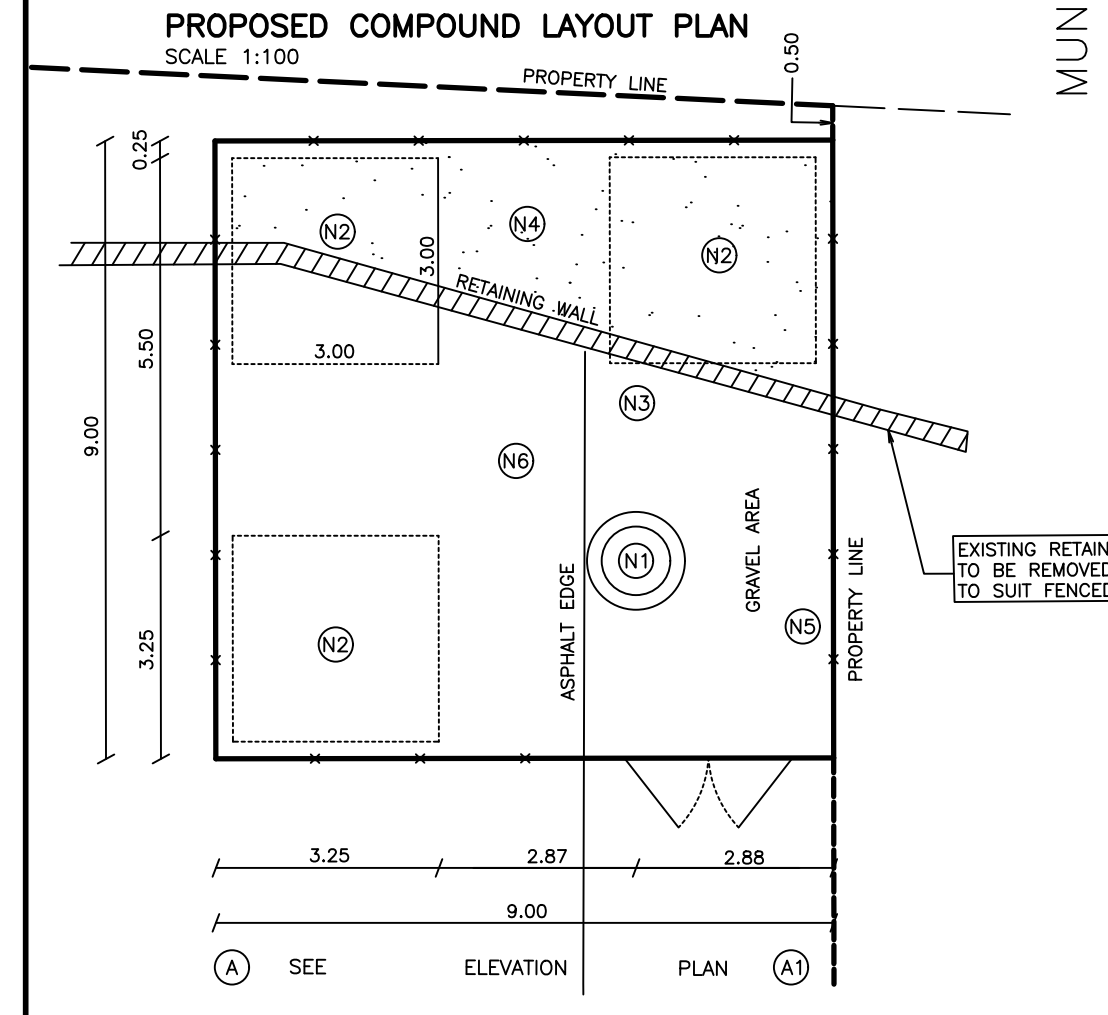
CAUTION
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

SHARED TOWER INC. LATITUDE N 46°36'45.7" (46.612693)
 LONGITUDE W 81°00'21.2" (-81.005888)
 ELEVATION 286.0m

SITE: STC0466 VAL CARON

DRAWN BY: RF CHECKED BY: IA REFERENCE NO.: 24-15-035-00
 FILE: G:\Survey\24-15-035\00\24-15-035-00-SitePlan.dwg DATED: AUGUST 27, 2024

- NOTES**
- PROPOSED CIRCULAR STEEL MONOPOLE WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
 - PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET (1.62m x 2.44m), ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
 - UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
 - REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 - PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.
 - TOWER AND EQUIPMENT CONCRETE PAD SIZE AND ORIENTATION WITHIN THE COMPOUND ARE SUBJECT TO CHANGE BASED ON SOIL CONDITIONS AND FOUNDATION DESIGN REQUIREMENTS.



REV.1: NOTIFICATION RADIUS UPDATE, OCTOBER 2, 2024.

B0092/2024 – 53 North Shore Black Lake Road

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Managers' Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	B0092/2024

Report Summary

This report provides a recommendation regarding a consent referral to create one new rural lot in addition to the three rural lots already created by way of the consent process.

Resolution

THAT the City of Greater Sudbury approves the request by Robert Belanger, Earl Nauss, Vanna Nauss, and Nancy Belanger to allow Consent Application B0092/2024 on those lands described as PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters (53 North Shore Black Lake Road), to proceed by way of the consent process, as outlined in the report entitled “B0092/2024 – 53 North Shore Black Lake Road” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of January 20, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to create one new rural lot in addition to three rural lots already created by way of the consent process as opposed to requiring a plan of subdivision is an operational matter under the Planning Act to which the City is responding.

Financial Implications

There are no financial implications associated with this report. However, creation of a new lot may result in future development and could increase the municipal assessment base.

STAFF REPORT

Applicants:

Robert Belanger, Earl Nauss, Vanna Nauss, and Nancy Belanger

Location:

PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters

Official Plan and Zoning By-law:Official Plan

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury.

Section 19.4.1.a. of the City's Official Plan requires "that all proposals which have the effect of creating more than three new lots be process as applications for a Plan of Subdivision, unless in The City's opinion a Plan of Subdivision is not necessary for the proper development of the area".

Zoning By-law

The subject lands are presently zoned "RU", Rural under By-law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury. The "RU" Zone permits specified residential and non-residential uses. The minimum lot area required in the "RU" Zone is 2 ha, and the minimum lot frontage required is 90 m.

The request from the owner would not change the zoning classification of the subject lands.

Site Description & Surrounding Land Uses:

The subject lands are located on the west side of North Shore Black Lake Road and north of Clark Road in Lively. The lands have a total area of 59.8 ha (147.7 acres) with a lot frontage of approximately 312 metres along North Shore Black Lake Road. The subject lands contain a single detached dwelling that is proposed to remain with the retained lands. The single detached dwelling is serviced by a private septic system and an individual well. Surrounding uses are rural and open space conservation in nature.

Application:

In accordance with Section 19.4.1 of the Official Plan, the Consent Official has referred the subject applications for consent to the Planning Committee and Council to determine whether the proposed lot creation should be permitted to proceed by the way of the consent process, or alternatively if a plan of subdivision is required.

Proposal:

The owner is seeking approval from the Consent Official to create one additional new rural lot having a minimum lot frontage of 128.4 m (421 ft) on North Shore Black Lake Road and an area of 9.6 ha (23.7 ac). The parent parcel of land has been the subject of several previous applications for consent that resulted in a cluster of new lots having frontage on North Shore Black Lake Road.

Planning Considerations:

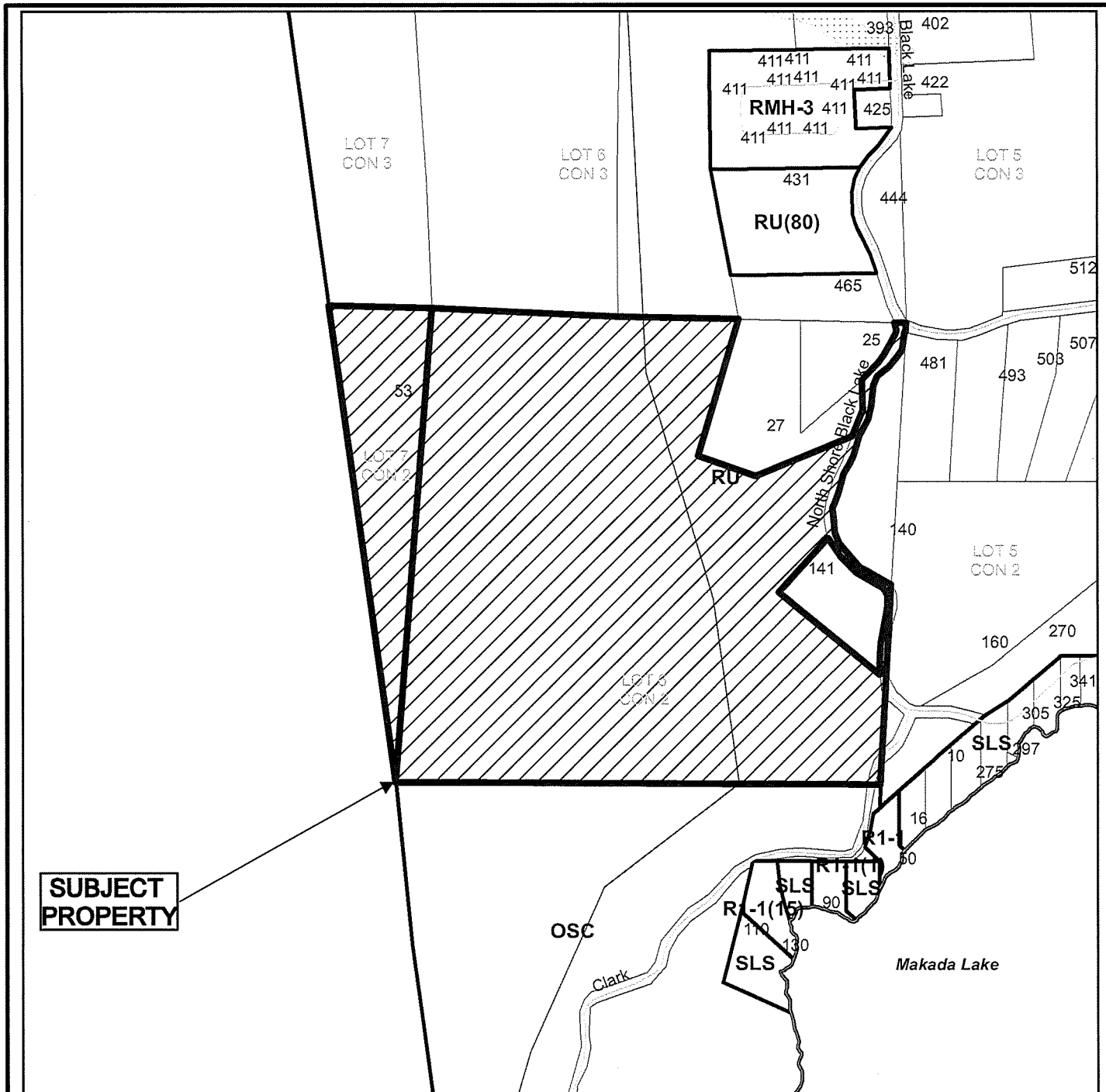
The lands have been the subject of several previous consent applications to create rural lots (Files # B0081/1982, B0206/1985, B0517/1989).

With respect to Section 19.4.1 of the City's Official Plan, staff note that a fulsome review of the proposal

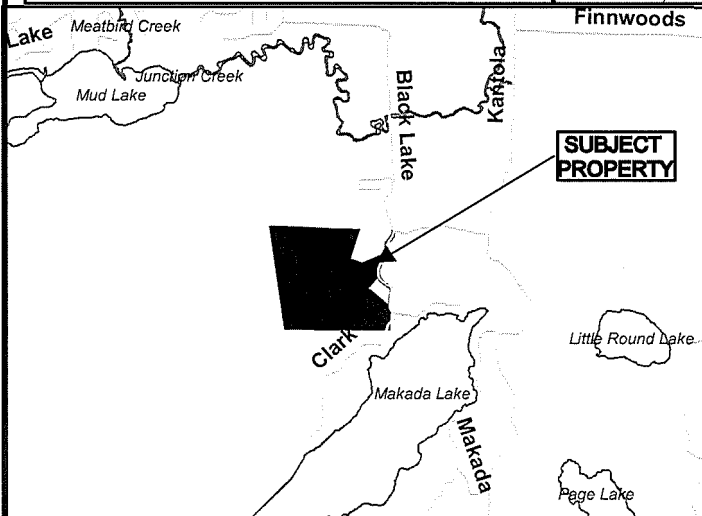
would be conducted by internal departments and external agencies through the consent process. Any concerns identified with the proposal can be addressed through the consent process, by amendments to the application, conditions of approval, or refusal of the application. Staff further advises that no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this case have been identified during the review of the request.

Summary:

Staff has reviewed the consent referral request and advises that in general there are no land use planning matters which would prescribe the subdivision planning process as the preferred method for lot creation in this instance. It is on this basis that staff recommends that the proposed new rural lot be considered by way of the consent process.



SUBJECT PROPERTY



SUBJECT PROPERTY

Application for Consent



Subject Property being PINs 73374-0037 and 73374-0122, Parcels 5686 and 5437 SEC SWS, Part Lots 6 & 7, Concession 2, except Parts 1 & 2, Plan 53R-9946, Part 1, Plan 53R-10754 and Part 1, Plan 53R-12798, Township of Waters, 53 North Shore Black Lake Road, Lively, City of Greater Sudbury

NTS
Sketch 1

B0092/2024
Date: 2024 10 30

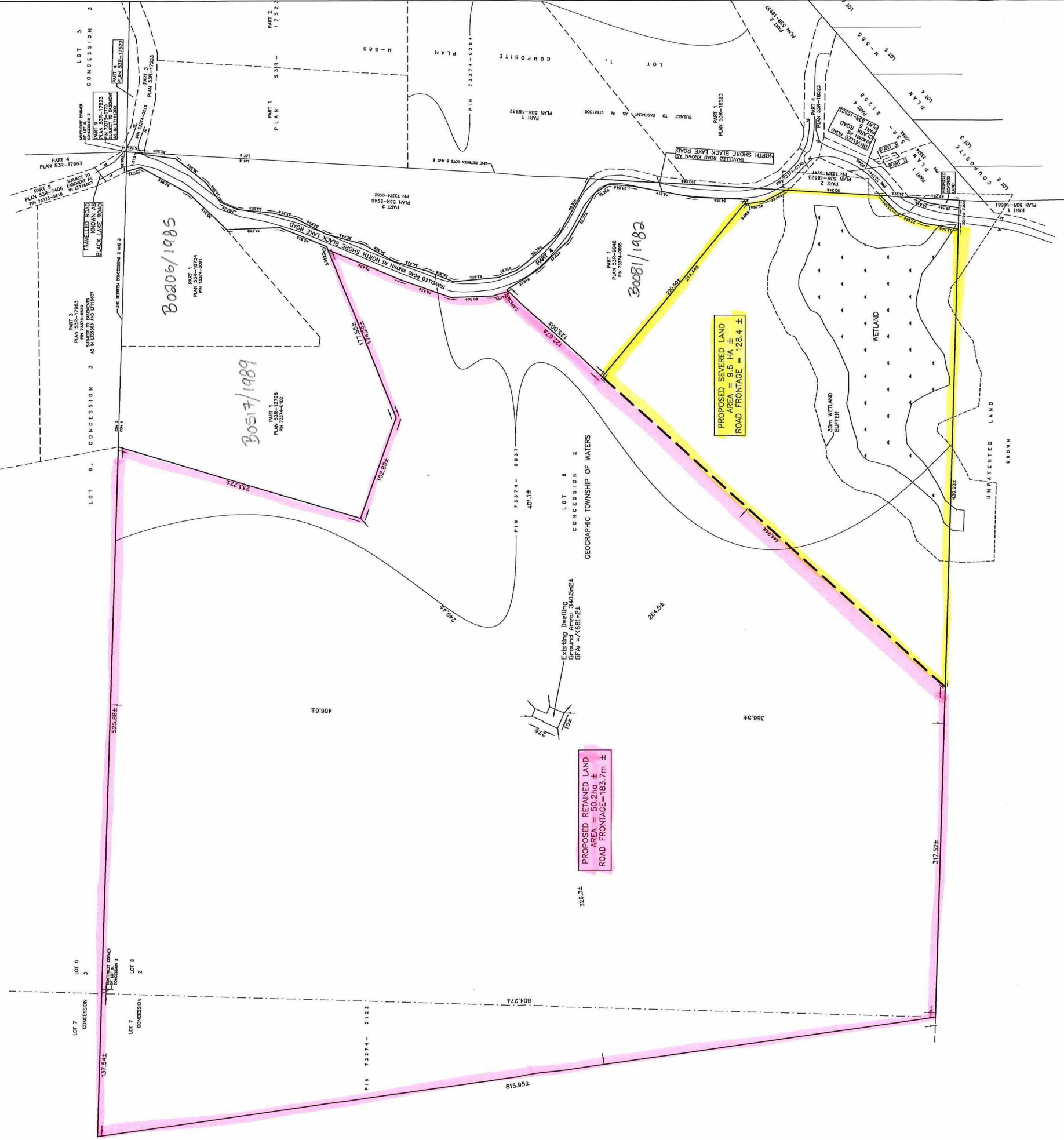
SKETCH SHOWING PROPOSED SEVERANCE AT
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TULLOCH ENGINEERING INC.
2024

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Draft Plans of Subdivision Approved on or Before March 27, 1995 and Bill 185 - Cutting Red Tape to Build More Homes Act, 2024

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Correspondence for Information Only
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides information regarding an update to the changes brought on by Bill 185, Cutting Red Tape to Build More Homes Act, 2024 and its impact on any draft approved plans of subdivision that were given conditions of approval on or before March 27, 1995 but have not yet registered some or all of those lots.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report outlines Provincial legislative changes to which staff are providing an update.

Financial Implications

There are no financial implications associated with this report.

Background

Plans of Subdivision

Plans of subdivision are used to create the lots and blocks within new development. There are two major milestones to creating lots and blocks through a plan of subdivision: draft plan approval and lot registration.

- **Draft Plan Approval:** When a plan of subdivision is proposed, staff and other agencies undertake an extensive review and prepare draft conditions of approval for Council review and approval. Once Council approves the conditions, the plan is considered draft approved, and the applicant can proceed to address the conditions and move towards registration of the plan. The conditions of approval address the detailed components of the draft plan, (road design site-specific study recommendations, drainage, etc.). Importantly, the conditions of approval include a lapsing date after which time the conditions of approval are no longer valid and the applicant must reapply.
- **Lot Registration:** To create the lots and blocks identified in the draft plan of subdivision the applicant must meet all the conditions of draft plan approval, prior to the lapsing date. Once registered, lots and

blocks can be transferred (sold) to other parties.

In Greater Sudbury there are several plans of subdivision that have received draft approval but have yet to be registered or have only register phases of the overall plan. There are several factors that may prevent a developer from registering some or all the draft approved lots prior to the lapsing of the conditions of draft plan approval. These reasons may include economic (higher interest rates, lack of skilled trades persons, or requirement for large capital investments); practical (servicing capacity, challenging topography, or natural hazards); or business-related (other projects are being prioritized by the developer, return on investment considerations). Often there is more than one reason.

When a developer is unable to register all the draft approved lots prior to the lapsing of the conditions of approval, they can request an extension to the lapsing date.

Bill 185, Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Provincial Government introduced Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* to the Ontario legislature, which received royal assent on June 6, 2024. Bill 185 amended several Acts, including the Planning Act, to enact “use it or lose it” provisions for older draft plans of subdivision. These changes mean that any unregistered lots or blocks in draft approved plans of subdivision that were issued conditions of approval on or before March 27, 1995 will lapse as of June 6, 2027. The City of Greater Sudbury will not have the option to extend the draft approval beyond that date.

Draft Approved Plans of Subdivision on or Before March 27, 1995

There are twelve (12) plans of subdivision that were draft approved on or before March 27, 1995 that still have lots or blocks in the draft approved state. All these draft plans of subdivision represent single detached residential development and include just over 1,000 lots. The plans of subdivision impacted by Bill 185, as of December 2024, are:

File Number	Owner	Development Name	Number of Unregistered Lots	Community
780-3/90009	Zulich Development Corporation	Fabian Crescent	23	Garson
780-3/86008	Dalron Development Ltd.	Foxborough West	50	Garson
780-6/88016	2487893 Ontario Limited	Countryside	40	Sudbury
780-6/88019	Primo Titton Construction Limited	Mariposa	107	Sudbury
780-6/88020	Dalron Development Ltd.	Mallards Green	10	Sudbury
780-6/89019E	1789682 Ontario Limited	Moonglow East	93	Sudbury
780-6/89019W	Dalron Development Ltd.	Moonglow West	188	Sudbury
780-6/89023	Dalron Development Ltd.	Royal Oaks (Nickeldale)	83	Sudbury
780-6/91001	Timestone Corporation	Lionsgate	227	Sudbury
780-6/93009	Dalron Development Ltd.	Pondsvie	20	Sudbury
780-7/89008	Riverglen Developments Limited	Riverdale	91	Lively
780-7/92014	Dominion Park Developments Corp.	Dominion Park	85	Hanmer

Any remaining draft approved lots within these twelve draft approved plans of subdivision will lapse on June 6, 2027. The City is unable to grant any extensions to these subdivisions, due to the legislative changes introduced through Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*.

Options Moving Forward

There are two options available for these subdivisions moving forward.

1. Register the Draft Approved Lots

The developers can work toward clearing the conditions of draft plan approval and register the lots. Registered lots are not affected by Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*. Some developers are working toward registration, and it is anticipated that some of these lots will be registered ahead of the June 6, 2027 lapsing date.

2. Reapplication for Draft Plan of Subdivision

Any draft approved lots that lapse on June 6, 2027 can be part of a new draft plan of subdivision application. Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* does not prohibit future applications for the development of any lapsed draft approved plans of subdivision.

Communication to Stakeholders

Planning Services staff have reached out to all the landowners/developers listed above to ensure they are aware of the legislative changes and identify options for them moving forward.

Employment Land Strategy Implementation: Commercial/Industrial Policy Framework Review

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
Type:	Correspondence for Information Only
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides information regarding the process and timeline for completion of a review of the City's Commercial/Industrial Land Use Policy Framework as recommended by the City of Greater Sudbury's Employment Land Strategy (ELS).

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This policy review aligns with Council's Strategic Priority of "Business Attraction, Development and Retention" by ensuring the City's Official Plan and Zoning By-law support projected economic growth and development. This project supports the creation of compact, complete communities, Goal 1 of the CEEP.

Financial Implications

There are no financial implications associated with this report.

Employment Land Strategy (ELS) Background

The ELS was initiated and funded by the Greater Sudbury Development Corporation in 2019 and completed and approved by Council in September 2022. The goals of the ELS were:

- To improve the City's economic competitiveness and encourage the development of employment land;
- Ensure that the Employment Land Strategy, policies, and incentives support projected economic growth and development; and
- Maintain an employment land inventory by applying a planning methodology that promotes the provision of an appropriate amount of serviced industrial land.

Three broad recommendations emanated from the Employment Lands Strategy to achieve desired outcomes:

1. Infrastructure upgrades were recommended in Strategic Employment Areas that did not currently have water and wastewater capacity to support additional growth and intensification;
2. Development of incentive programs for industrial development; and
3. Review and update of the land use planning framework for Commercial and Industrial development.

Implementation of the first two recommendations has begun. Through the Employment Land Implementation Strategy presented in 2022, Council approved a 10-year Strategy for completing infrastructure improvements for the five strategic employment areas that require upgrades. Council also approved \$19 Million for infrastructure upgrades in the Lasalle/Elisabella Strategic Employment Area which commenced in 2024.

With respect to the second recommendation, the Employment Land Community Improvement Plan (ELCIP) was approved by Council in June 2023 and offers Tax Increment Equivalent Grants to eligible industrial projects for a 3 to 10 years period based on the scoring matrix which considers location, strategic industries, construction value and job creation and retention.

Commercial/Industrial Policy Framework Review Project Scope

The City has, with funding support provided by the Greater Sudbury Development Corporation, retained WSP Canada Inc. (WSP) to assist with the remaining recommendation to ensure the Official Plan and Zoning By-law continue to support Council's strategic goal of Business Attraction, Development and Retention and appropriately respond to the recommendations of the Employment Land Strategy. This review will also provide an opportunity to consider current and future trends in zoning for employment lands.

The overall goal of the project is to ensure the Official Plan and Zoning By-law support projected economic growth and development. The goal is to ensure the City has the appropriate policies and guidelines in place to encourage and support employment land development, intensification, and investment. In order to attract and retain the workforce in the changing digital economy, the City must ensure consideration is given to designing for complete communities and the regeneration of employment areas, while considering active transportation and climate change. For example, the City has investigated the attraction of Battery Electric Vehicle (BEV) sector industries with respect to the Official Plan and Zoning By-law, and updates to the local planning framework may be necessary to incent this type of development. While not intending to focus on one sector, these modern types of industries and uses have not been considered in development of current zone standards. The review will also consider the changes to the Provincial Planning Statement including changes to employment areas policies and/or agricultural policies.

The outcomes of the project will include:

- modernizing the commercial and industrial zone categories including simplifying zones and/or definitions, along with related Official Plan policy changes;
- reviewing zone standards with respect to modern requirements (e.g. lot size, frontage, parking ratios); and
- recommendations that respond to specific recurring issues that have been identified by staff as well as those that emerge through discussion with internal and external priority audiences.

Process and Next Steps

WSP will be working to receive input and prepare recommendations over Q1 and Q2, with their findings to be finalized by Q3. Input from stakeholders will be received through focused meetings in Q1 and again in Q2 when recommendations are available, as well as through the Over to You website. The formal Official Plan Amendment and Rezoning process will occur in Q4 and will include public consultation as required by the Planning Act. WSP is a consulting firm that provides land use planning advisory services, with demonstrated experience in developing employment land use planning frameworks.

Project Stage	Status/Anticipated Timing
Phase 1 Priority Audience Consultation	Q1
Draft Background Report	Q1
Phase 2 Stakeholder Consultation	Q2
Final Background Report	Q2/Q3
Formal Official Plan Amendment and Rezoning Process	Q4

Resources Cited

1. Employment Land Strategy, <https://www.greatersudbury.ca/do-business/planning-and-development/employment-land-strategy/>