



Planning Committee Agenda

Monday, April 14, 2025

Tom Davies Square

Councillor Cormier, Chair

11:30 a.m. Closed Session Committee Room C-12 / Electronic Participation

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

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1. **Call to Order**

2. **Roll Call**

3. **Closed Session**

Resolution to move to Closed Session to deal with two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding Edison Road, Falconbridge, and the second regarding Birmingham Drive, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

4. **Recess**

5. **Open Session**

6. **Roll Call**

7. **Declarations of Pecuniary Interest and the General Nature Thereof**

8. **Public Hearings**

8.1 **1836 Yorkshire Drive, Val Caron**

5

This report provides a recommendation regarding an application to rezone the subject land from RU (93), Rural Special to R1-5, Low Density Residential One to rezone portions of the land along the easterly property line to support consent applications for lot additions to the residential parcels to the east. The affected easterly properties are those lands known municipally as 3683 Suzanne Street, 3661 Suzanne Street, 1745 Charles Court and 1739 Charles Court in Val Caron.

This report is presented by Ugo Ufoegbune, Senior Planner.

8.2 **0 Montée Généreux, Chelmsford**

16

This report provides a recommendation regarding an application to rezone the subject lands from the “R2-2” Low Density Residential Two Zone to the “R3(S)” Medium Density Residential Special Zone in order to permit the construction of a one or two storey, 5-unit street townhouse with site specific provisions.

Additionally, this report provides a recommendation regarding a request to deem Lots 12-14, Plan 53M-1420 not to be part of a registered plan of subdivision.

This report is presented by Stephanie Poirier, Senior Planner.

9. **Matters Arising from the Closed Session**

At this point in the meeting, the Chair of the Closed Session, will rise and report. The Committee will then consider any resolution(s) emanating from the Closed Session.

10. 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.

10.1 Routine Management Reports

- | | | |
|---------------|--|-----------|
| 10.1.1 | 368 Montague Avenue, Sudbury – 2025 Extension | 40 |
| | This report provides a recommendation regarding a request to extend the conditional zoning approval for 368 Montague Avenue, Sudbury. | |
| 10.1.2 | Fairlane Subdivision, Sudbury | 45 |
| | This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-6/11006) in the community of Sudbury for a period of three years until May 8, 2028. | |
| 10.1.3 | Jack Nicholas Subdivision, Change of Condition | 59 |
| | This report provides a recommendation regarding a request to delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury. | |
| 10.1.4 | Street Naming – Whitewater Lake Subdivision | 70 |
| | This report provides a recommendation regarding a request to name the currently unnamed private roads within the Whitewater Lake subdivision. | |
| 10.1.5 | Vacant Land North of 257 Montee Genereux, Chelmsford – Declaration of Surplus Land | 75 |
| | This report provides a recommendation regarding a surplus vacant land north of 257 Montee Genereux, Chelmsford. | |
| 10.1.6 | Vacant Land North of Kingsway, Sudbury – Declaration of Surplus Land | 79 |
| | This report provides a recommendation regarding a surplus vacant land north of the Kingsway, Sudbury. | |
| 10.1.7 | Moxam Landing Road, Lively – Declaration of Surplus Vacant Land | 83 |
| | This report provides a recommendation regarding a surplus vacant land north of Moxam Landing Road, Lively. | |

10.1.8	Part of Grace Street, Sudbury – Road Closure, Declaration of Surplus Land and Addition to Affordable Housing Land Bank	87
	This report provides a recommendation regarding to close and declare surplus part of unopened Grace Street, Sudbury, and to add the land to the Affordable Housing Land Bank.	
11.	Managers' Reports	
11.1	Residential Parking Standards Review	92
	This report provides a recommendation regarding the scope of a residential parking standards review of the City's Zoning By-law.	
11.2	Legal Existing Structures and Shoreline Development	98
	This report provides a recommendation regarding directing staff to undertake the process to amend Zoning By-law 2010-100Z to be more consistent with Official Plan policy 3.c, section 8.4.	
11.3	Strategic Core Areas Community Improvement Plan Application – 65 Larch Street, Sudbury	101
	This report provides a recommendation regarding a Strategic Core Areas Community Improvement Plan application for the renovation at 65 Larch Street to incorporate a medical clinic specializing in chronic pain.	
12.	Members' Motions	
13.	Addendum	
14.	Civic Petitions	
15.	Question Period	
16.	Adjournment	

1836 Yorkshire Drive, Val Caron

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Public Hearing
Prepared by:	Ugo Ufoegbune Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-7/24-08

Report Summary

This report provides a recommendation regarding an application to rezone the subject land from RU (93), Rural Special to R1-5, Low Density Residential One to rezone portions of the land along the easterly property line to support consent applications for lot additions to the residential parcels to the east. The affected easterly properties are those lands known municipally as 3683 Suzanne Street, 3661 Suzanne Street, 1745 Charles Court and 1739 Charles Court in Val Caron.

This report is presented by Ugo Ufoegbune, Senior Planner.

Resolution

THAT the City of Greater Sudbury approves the application by Julie & Marc Bodson to amend Zoning By law 2010 100Z by changing the zoning classification on the subject lands from RU (93), Rural Special to R1-5, Low Density Residential One on those lands described as PINs 73505-1066 and 73505-1068, Parts 3 & 4, Plan 53R-20955, Part Lot 7, Concession 1, Township of Hanmer (1836 Yorkshire Drive, Val Caron), from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of April 14, 2025, subject to the following conditions:

1. 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. and,
2. That conditional approval shall lapse on April 15, 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 proposal does not either directly align with or negatively impact any of strategic goals and objectives that are identified within the City's Strategic Plan.

The application to rezone portions of the land along the easterly property line to support consent application for lot addition to the residential parcels to the east does not either directly align with or negatively impact any of strategic goals and objectives that are identified within the City's Strategic Plan.

The rezoning application would facilitate consent application for lot addition to the residential parcels to the east and it is not expected to have any direct negative impacts on the stated goals and recommendations that are contained within the CEEP.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

This report reviews an application for Zoning By-law Amendment of the subject land from RU (93), Rural Special to R1-5, Low Density Residential One in order to rezone portions of the land along the easterly property lines to support consent applications for lot addition to the residential lands abutting to the east. The affected properties to the easterly property line of the subject lands are those lands known municipally as 3683 Suzanne Street, 3661 Suzanne Street, 1745 Charles Court and 1739 Charles Court in Val Caron. The benefitting lands are presently zoned "R1-5", Low Density Residential One in the City's Zoning By-law.

The Planning Services Division is recommending that the application be approved as outlined in the Resolution section of this report.

STAFF REPORT

PROPOSAL:

The application seeks to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from RU (93), Rural Special to R1-5, Low Density Residential One. The applicant is seeking to rezone portions of the land along the easterly property lines to support consent applications for lot addition to the residential parcels to the east. The benefitting lands are those lands known municipally as 3683 Suzanne Street, 3661 Suzanne Street, 1745 Charles Court and 1739 Charles Court in Val Caron. If approved, the rezoning of the lands will add lands to the abutting properties to the east.

Location and Site Description:

The subject parcel is legally described as PINs 73505-1066 and 73505-1068, Parts 3 & 4, Plan 53R-20955, Part Lot 7, Concession 1, Township of Hanmer and is municipally known as 1836 Yorkshire Drive, Val Caron. The lands are located on Yorkshire Drive, west of Whitson River. There is a watercourse, Whitson River Tributary VIII-A that runs across the subject land from south to the northern portion of the lot to be rezoned which abuts the property to the east. The parcel of land is square in shape with a frontage along Yorkshire Drive of approximately 85.6 metres and a lot dept of approximately 182.88 metres. The parcel is generally flat. There is vegetation along the western, northern and eastern property lines.

The subject lands contain a single-detached dwelling to the west of the property and serviced by a septic system. The lands have access from Yorkshire Drive. Municipal services exist for the benefitting dwellings of the lot additions to the east.

The dimensions for the portions of the lands to be rezoned are shown below. Lot labelling is for illustrative purposes only with Lot A being the most northern lot addition.

	Lot A	Lot B	Lot C	Lot D
Lot Width	54.1	36.1	22.8	8.9
Lot Depth	45.72	45.72	45.72	45.72
Lot Area	2473.45	1650.49	1042.42	406.91

A registered survey plan will be required to confirm the dimensions of the lands to be rezoned.

Surrounding Land Uses:

North: Adjacent – Rural residential development, Low Density Residential One
Further North - Low Density Residential One

East: Adjacent - Low Density Residential One
Further East - Rural residential development, Special Open Space-Conservation Zones –OSC

South: Adjacent – Rural residential development, City of Greater Sudbury, Water treatment / filtration / water tower / pumping station
Further South - Rural residential development, Special Open Space-Conservation Zones –OSC

West: Adjacent – Agricultural lands,
Further West - Rural residential development

The location map, concept plan and site photos are attached to this report indicating the concept plan and location of the subject lands that are to be rezoned. Site photos show the existing single-detached dwelling, the subject land viewed from the rear of the single-detached dwelling facing the easterly properties for lot addition and other photos viewed from the rear of the properties for lot additions, municipally known as 3683 Suzanne Street, 3661 Suzanne Street, 1745 Charles Court, facing west.

The owner submitted a Concept Plan in support of the proposed rezoning that would facilitate the above noted and described lot addition to the abutting residential properties.

POLICY AND REGULATORY FRAMEWORK:

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

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

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

2024 Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement 2024 (PPS). Staff has reviewed the PPS 2024 and is satisfied that no matters of provincial interest are impacted should the rezoning application be approved.

Growth Plan for Northern Ontario:

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

Official Plan for the City of Greater Sudbury:

The subject lands are designated Rural and Parks & Open Space in the Official Plan for the City of Greater Sudbury. There are portions to the northwest of the subject lands that are designated Parks and Open Space, however, the portions of lands that are subject to this application are designated Rural. The Rural designation is intended for uses that operate using private water and wastewater services and, by their nature, require rural or large amounts of land, such as agricultural uses or rural industrial uses.

The property at 1836 Yorkshire Drive is located at the boundary between Rural and Living Area I designation in the Official Plan. Section 19.9 (a) of the Official Plan indicates that in interpreting the Plan, the boundary designation on the maps are general guidelines only, and that minor adjustments to the Plan, without formal amendment, through the passing of by-laws are permitted provided the general purpose and intent of the Plan is maintained. The subject lands are therefore deemed to comply to the Official Plan because the abutting properties to the east of the subject lands are designated Living Area I and no amendment to the Official Plan is required.

Zoning By-law 2010-100Z:

The subject lands are zoned RU (93), Rural Special pursuant to the City's Zoning By-law 2010-100Z. The RU (93) permits a number of uses per Part 9.2, Tables 9.1 – Permitted Residential Uses and Table 9.2 – Permitted Non-Residential Uses of the City's Zoning By-law. The development standards associated with the RU (93) zone are outlined under Part 9.3 and Table 9.3 – Standards for all Rural Zones with the following site specific provisions contained in Part 11: Exceptions, Section 4 Special Rural Zones, (2) Special Rural Zone, RU (93) which states that notwithstanding any other provision hereof to the contrary, within any area designated RU(93) on the *Zone Maps*, all provisions of this by-law applicable to the "RU", Rural zone shall apply subject to the following modifications:

- (i) The minimum *lot frontage* shall be 25 metres;
- (ii) *Buildings, structures and private sewage disposal systems* shall be located outside the regulated area of Conservation Sudbury.

The above noted provisions do not impact the application to rezone the subject land.

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

The proposal is seeking to rezone portions of the land along the easterly property line to support consent application for lot addition to the residential parcels to the east. The "R1-5" Zone permits single residential dwellings, a bed and breakfast having a maximum of two guest rooms, a group home type 1 having a maximum of ten beds, a private home daycare and/or a single-detached dwelling. The development standards applicable to the "R1-5" Zone can be found under Section 6.3, Zone Standards, Table 6.2 – Standards for the Low Density Residential One (R1) Zone of the City's Zoning By-law.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands on January 24, 2025. The statutory Notice of Public Hearing dated March 20, 2025, was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands.

The owner / applicant was also advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the application prior to the public hearing. The owner / applicant sent an email to staff to advise that he had spoken to all adjacent landowners both on Yorkshire Drive and surrounding neighbourhood and did not receive any objections to the application.

At the time of writing this report, two phone calls and one email submission with respect to the proposal have been received by the Planning Services Division. The phone calls were from nearby residents seeking clarification on the intent of the proposed rezoning with one of the phone calls expressed concerns regarding the soil conditions in the area.

Department/Agency Review:

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

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

Roads, Active Transportation, Transportation and Innovation, Roads Operation have each advised that they have no concerns from their respective areas of interest.

The City's Drainage Section noted that there is a municipal drain on-site and setbacks to this drain must be respected.

Staff from Environmental Planning do not have concerns for the application. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility. Staff do not have immediate concerns with contravention of the noted legislations.

The City's Finance Department noted that there are no financial implications associated with this application.

Building Services have advised that they have no objections with the proposed use, subject to the following advisory:

- There is an issued permit for the Single Family Dwelling located on the retained lands. The applicant is advised to ensure that a final inspection is scheduled to close the Building Permit.

Conservation Sudbury advised that for the purposes of rezoning to support lot additions (i.e., where no new lots are being proposed), the information and sketch provided by the applicant is acceptable. The applicant / Owner, the municipality, and the future landowners must be aware that the construction of structures on the subject parcels, particularly on the northern parcel, will be subject to the *Conservation Authorities Act*, and may not be permitted. Support of this rezoning does not imply that further residential development will be permitted on these parcels.

PLANNING ANALYSIS:

The 2024 PPS, the 2011 Growth Plan, and the City of Greater Sudbury Official Plan, Zoning By-law and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application with respect to applicable policies.

As noted previously in this report, the application is to amend By-law 2010-100Z being the Zoning By-law for

the City of Greater Sudbury by changing the zoning classification on the subject lands from RU (93), Rural Special to R1-5, Low Density Residential One. The applicant's objective is to rezone portions of the land along the easterly property line to support consent application for lot addition to the residential parcels to the east. Staff has no concerns with respect to the requested zone category and would note that the portion of the lands to be rezoned are abutting R1-5, Low Density Residential One zone.

The "RU" Zone permits a range of non-residential uses (e.g. agricultural uses, animal shelter, garden nursery, veterinary clinic, etc.) whereas the benefitting lands have frontage on Suzanne Street and Charles Court which are zoned entirely for residential purposes. Therefore, the portion of the lands to be rezoned is consistent with "R1-5" Zone.

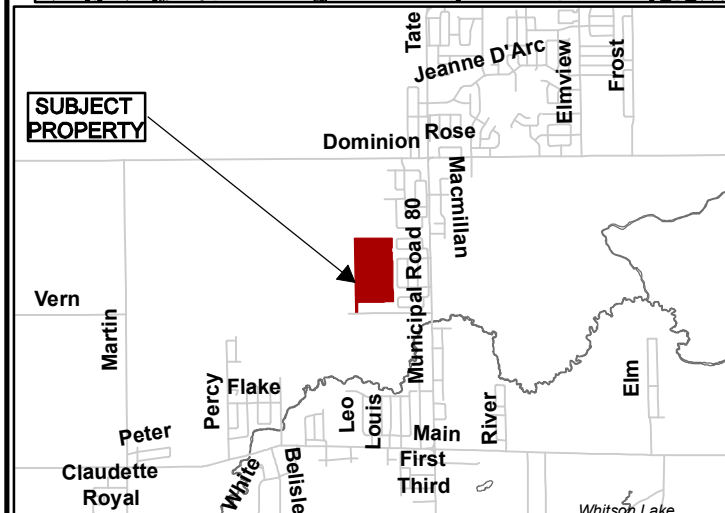
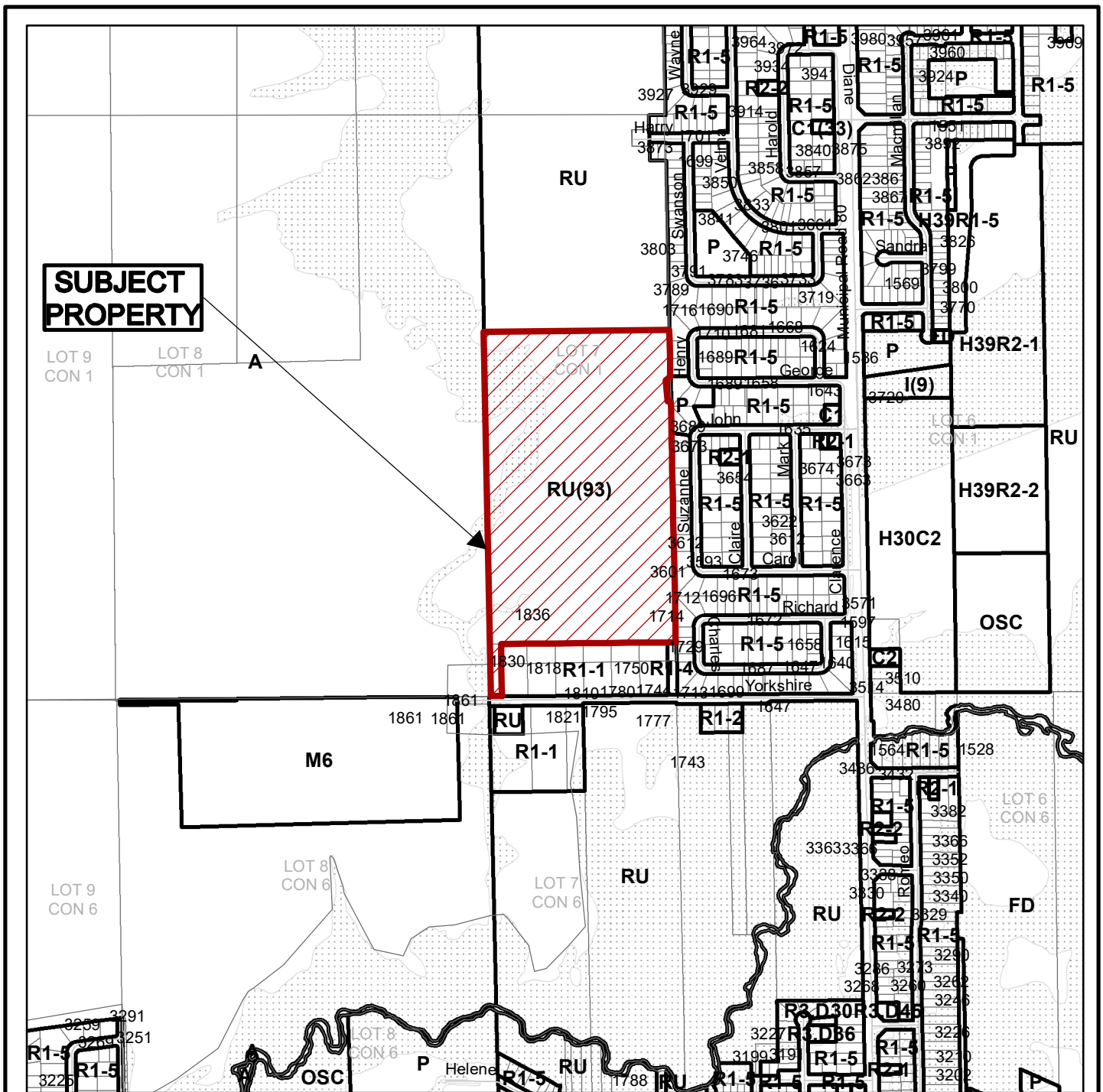
It is on this basis that staff has no concerns with the application and would note that a registered survey plan providing a legal description of the lands to be rezoned is required to prepare an amending zoning by-law should the rezoning application be approved.

CONCLUSION:

Staff has noted in this report that the proposed rezoning would change the zoning classification from RU (93), Rural Special to R1-5, Low Density Residential One which would facilitate future consent application for lot additions to the residential parcels to the east.

Staff has reviewed the development proposal and is satisfied that it conforms with the City's Official Plan. The application is also generally not in conflict with the PPS. Staff notes that the application both conforms to and does not conflict with the Growth Plan for Northern Ontario.

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



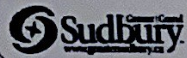
Growth and Infrastructure Department



Subject Properties being PINs 73505-1066 and 73505-1068, Parts 3 & 4, Plan 53R-20955, Part Lot 7, Concession 1, Township of Hanmer, 1836 Yorkshire Drive, Val Caron, City of Greater Sudbury

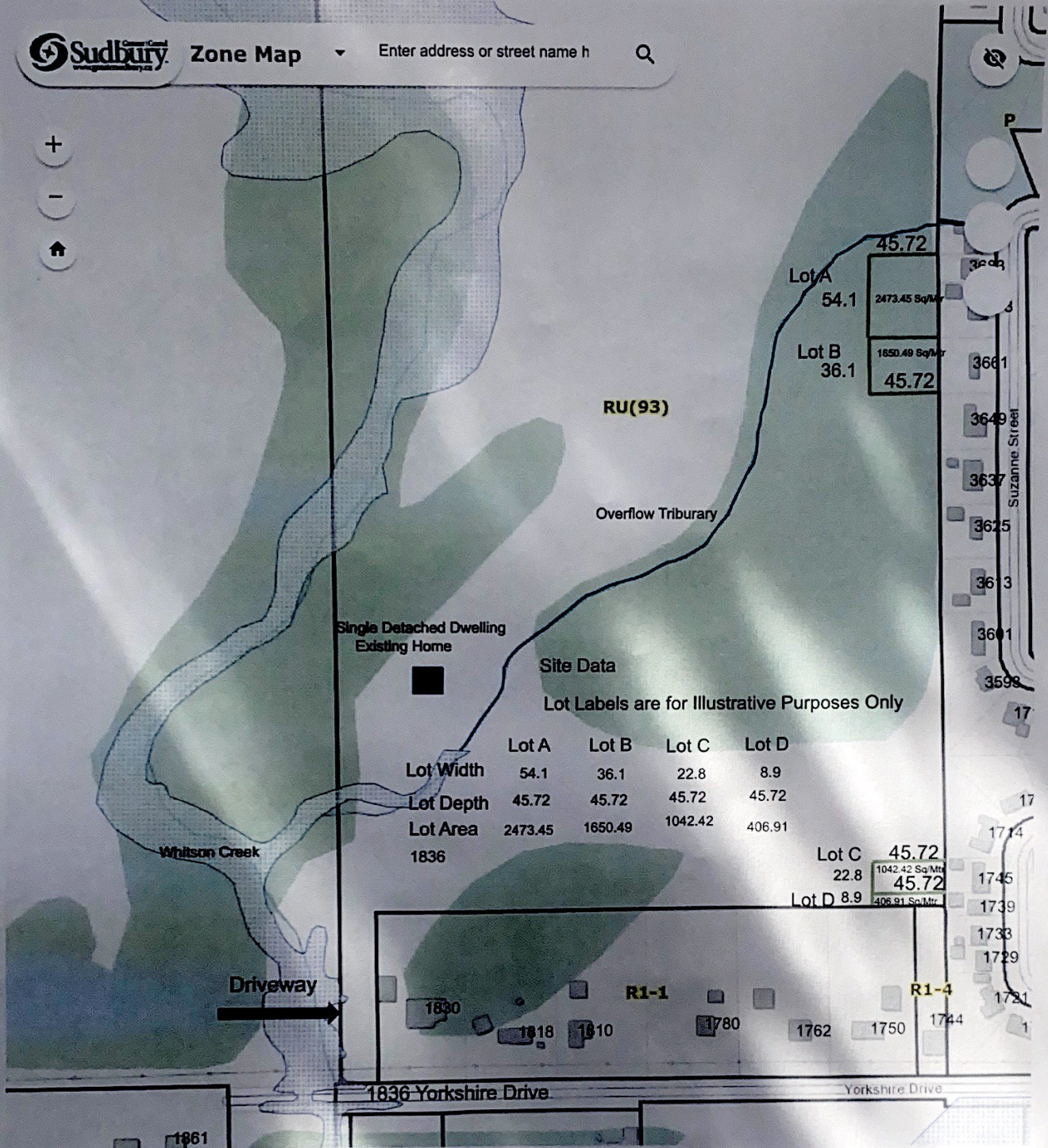
NTS
Sketch 1

751-7/24-08
Date: 2024 10 30



Zone Map

Enter address or street name h



Site Data

Lot Labels are for Illustrative Purposes Only

	Lot A	Lot B	Lot C	Lot D
Lot Width	54.1	36.1	22.8	8.9
Lot Depth	45.72	45.72	45.72	45.72
Lot Area	2473.45	1650.49	1042.42	406.91
	1836			

Lot C	45.72
	22.8
	1042.42 Sq/Mtr
Lot D	8.9
	406.91 Sq/Mtr

100m



PHOTO #1 Existing single detached dwelling on the subject lands.



PHOTO # 2 Subject land, viewed from the rear of the single detached dwelling looking west to the lot addition.



PHOTO # 3 Viewed from the rear of a property for lot addition looking west.



PHOTO # 4 Viewed from the rear of a property for lot addition looking west.



PHOTO # 5 Viewed from the rear of a property for lot addition looking west.

0 Montée Génereux, Chelmsford

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Public Hearing
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-5/24-10

Report Summary

This report provides a recommendation regarding an application to rezone the subject lands from the “R2-2” Low Density Residential Two Zone to the “R3(S)” Medium Density Residential Special Zone in order to permit the construction of a one or two storey, 5-unit street townhouse with site specific provisions.

Additionally, this report provides a recommendation regarding a request to deem Lots 12-14, Plan 53M-1420 not to be part of a registered plan of subdivision.

This report is presented by Stephanie Poirier, Senior Planner.

Resolution

Resolution 1:

Resolution regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury approves the application by Belmar Builders Inc/Vytis Lands (Kagawong) Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification from “R2-2” Low Density Residential Two Zone to the “R3(S)” Medium Density Residential Special Zone, on lands described as PINs 73348-0749, 73348-0750, 73348-0751, 73348-0752, 73348-0753, & 73348-0754, Lots 12-14 on Plan 53M-1420, Lot 1 Concession 2, Township of Balfour, as outlined in the report entitled “0 Montee Genereux, Chelmsford”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025, subject to the following condition:

- 1) That the amending zoning by-law include the following site-specific provisions:
 - a) That the easterly property limit be deemed the front lot line;
 - b) A minimum corner side yard setback of 3.5 m, whereas 4.5 m is required;
 - c) A minimum lot depth of 40 m, whereas a minimum of 45 m is required; and
 - d) 0 m wide planting strip with a 1.5 m tall privacy fence abutting lands zoned “R1-4” Low Density Residential One

Resolution 2:

Resolution regarding Deeming By-law

THAT the City of Greater Sudbury approves designating Lots 12-14, Plan 53M-1420 as being deemed not to be part of a registered plan for the purposes of Section 50(3) of the Planning Act, as outlined in the report entitled "O Montee Genereux, Chelmsford", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025 and,

THAT Staff be directed to prepare a by-law for Council to enact deeming Lots 12-14, Plan 53M-1420 not to be part of a plan of subdivision for the purposes of Subsection 50(3) of the Planning Act.

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 contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the range and mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$19,800 in taxation revenue, based on the assumption of five dwelling units based on an estimated assessed value of \$275,000 at the 2024 property tax rates.

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.

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 rezoning has been submitted to permit the construction of a one or two storey, 5-unit street townhouse with site specific provisions. Additionally, a request to deem Lots 12-14, Plan 53M-1420 to not be part of a registered plan of subdivision as a means of consolidating the lots by way of common ownership and preventing the transfer of the individual lots without lifting of the deeming by-law has been submitted.

Staff recommends approval of the applications as described in the Resolution section on the basis that they are consistent with the Provincial Planning 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 “R2-2” Low Density Residential Two Zone to the “R3(S)” Medium Density Residential Special Zone in order to permit the construction of a one or two storey, 5-unit street townhouse with the following site-specific provisions:

- That the easterly property limit be deemed the front lot line;
- A minimum corner side yard setback of 3.5 m, whereas 4.5 m is required;
- A minimum lot depth of 40 m, whereas a maximum of 45 m is required; and
- 0 m wide planting strip with a 1.5 m tall privacy fence abutting lands zoned “R1-4” Low Density Residential One

In addition to the rezoning application, the applicant has submitted a deeming by-law request which would have the effect of merging the six lots into one to facilitate the construction of the 5 townhomes.

The subject lands are designated ‘Living Area 1’ within the City’s Official Plan, are zoned “R2-2” Low Density Residential Two within By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and are regulated by the Nickel District Conservation Authority (NDCA).

The subject lands are currently vacant of buildings or structures. The subject lands will be serviced by municipal water and sanitary connections. The townhomes will be accessed by individual driveways from Montee Genereux.

Surrounding uses are low density residential, commercial, and industrial in nature.

The following materials have been submitted as part of the application and are attached for reference:

1. Planning Justification Memorandum
2. Concept Plan
3. Conceptual Grading Plan
4. Fire Flow Analysis

A location map has been attached for reference.

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](#); and,
- [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).

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. "Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. 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."

Several sections of the PPS are relevant to the application and intended residential use of the lands.

Policy 2.1.6 identifies that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses to meet long term needs, which improves accessibility for people of all ages and abilities, and improves social equity and overall quality of life for people of all ages, abilities, and incomes.

Policy 2.2 speaks to housing and requires planning authorities to provide an appropriate range and mix of housing options to meet social, health, and economic needs of current and future residents by permitting densities for new housing and residential intensification which efficiently use land, resources, infrastructure, public service facilities, and transit.

Policy 2.3 speaks to settlement areas and requires that settlement areas be the focus of growth and development. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and are transit supportive. Intensification and redevelopment to achieve complete communities shall be supported.

Policy 2.9 speaks to energy conservation, air quality, and climate change and requires planning authorities to reduce greenhouse gas emissions by supporting compact and complete communities that are transit supportive, conserve and use energy efficiently, protect the environment, and improve air quality.

Policy 3.6 speaks to sewage, water, and stormwater and includes a servicing hierarchy where municipal sewage and water services are the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risk to human health and safety.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. The Growth Plan encourages Municipalities to plan communities that achieve accommodation of the diverse needs of all residents, now and in the future, optimize use of existing infrastructure, and result in a high quality of place.

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.

Section 3.1 contains the objectives of the 'Living Area 1' designation. The objectives applicable to this application are as follows:

- 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;
- b. encourage the development of a mix of residential uses;
- c. achieve stability in the City's housing market by ensuring that a sufficient supply of designated and serviceable residential land is available to meet existing and future needs;

e. focus residential development in areas that have sufficient infrastructure and public service capacity

Section 3.2 contains general policies for Living Areas, and states that low density housing is permitted in all 'Living Area I' designations. Low density development permits single detached dwellings, semi-detached dwellings, duplexes and townhouses to a maximum net density of 36 units per hectare.

Areas designated 'Living Area I' in Communities are seen as the primary focus of residential development. Section 3.2.1 contains policies for the 'Living Area I' designation. The following are applicable:

5. In considering applications to rezone land in Living Area I, Council will ensure amongst other matters that:
- a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;
 - b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
 - c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
 - d. the impact of traffic on local streets is minimal.

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

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

Zoning By-law 2010-100Z:

The subject lands are zoned 'Low Density Residential Two (R2-2)' within the City's Zoning By-law.

The development standards for a multiple dwelling in the requested zone being the 'Medium Density Residential (R3) Zone' are as follows:

- Minimum lot area of 150 m² per dwelling unit
- Minimum lot frontage of 6 m (8 m for corner lots)
- Minimum lot depth of 45 m (abutting primary arterial road)
- Minimum front yard setback 6 m
- Minimum rear yard setback 15 m
- Minimum interior side yard setback for two-storey building 1.8 m
- Maximum lot coverage 40%
- Minimum landscaped open space 30%
- Maximum height 11 m

Parking provisions for the proposed multiple dwelling require 1 space per unit. The proposed 5-unit street townhome dwelling requires a total of 5 parking spaces.

Landscaping provisions require a 3.0 m landscape area along the right-of-way of Montee Généreux Street, Municipal Road 35, and Highway 144. Additionally, a 3 m wide planting strip, or 1.5 m tall opaque fence with 1.8 m planting strip is required to be provided along the southern interior side lot line.

Consultation:

Public Consultation:

The statutory notice of the application was provided by newspaper on January 11, 2025 along with a courtesy mail-out to surrounding property owners and tenants within 122 m of the property on January 7, 2025. The statutory notice of the public hearing was provided by newspaper on March 22, 2025, and courtesy mail-out within 122 m of the property on March 20, 2025.

At the time of writing this report, no written or oral submissions from the public have been received by the Planning Services Division.

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 and to inform and identify appropriate development standards in an amending zoning by-law should the application be approved. Comments received from departments generally had no concerns with the rezoning and deeming by-law requests. Advisory comments were provided from Building Services and Development Engineering regarding building permit requirements, including lot grading plan, and ensuring appropriate amount of service connections. Additionally, Conservation Sudbury advised that a permit will be required from their office as well.

Detailed comments can be found in Appendix 1 to this report.

Planning Analysis:

The Provincial Planning Statement, Growth Plan for Northern Ontario, and City of Sudbury Official Plan all encourage appropriate growth and residential intensification to occur within settlement areas on full municipal services. The subject lands are located in an existing residential area within Chelmsford and municipal services are available.

The PPS and Official Plan promote residential intensification and encourage a wide range of housing forms in order to accommodate current and future housing needs. The proposed rezoning will result in residential intensification on a vacant lot and is intended to contribute to diversifying the housing supply by permitting a townhouse dwelling containing five units. The Official Plan identifies that a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure. The proposal represents an opportunity to provide additional housing options within Chelmsford.

The subject lands are designated 'Living Area I' within the Official Plan which is intended for residential use. The proposed five units would result in a net density of approximately 16 units per hectare, which is within the range for low density development (up to 36 units per ha). The applicant has submitted a concept plan, which demonstrates that the lands are of an appropriate size to accommodate a one or two-storey five-unit townhouse dwelling with one parking space per unit located in individual driveways, and buffering from abutting lower density residential uses in the form of a privacy fence. Staff are of the opinion that the proposed built form being one or two-stories in height maintains the character of surrounding low density residential, which also permits two-storey buildings. Staff are satisfied that appropriate amenity space is provided on site in the rear yard and note that the proposed siting of the building requires no building setback or lot coverage relief, except for a 1 m corner side yard setback deficiency. Surrounding land uses to the south and east are lower density residential in the form of single detached dwellings. Staff are of the opinion that the proposal is compatible with adjacent residential uses in terms of scale, massing, height, siting, setbacks and the location of parking and amenity areas. No traffic concerns were identified by roads staff.

Staff have reviewed the requested site-specific provisions and are supportive of the requested relief, as the applicant has demonstrated that the size of the subject lands and building siting will result in a functional residential development with appropriate buffering. Given the limited relief being sought, staff are of the opinion that the proposal is considered to be appropriate intensification of the subject lands.

The subject lands contain flood and erosion hazards associated with a municipal drain. The applicant has demonstrated that the proposed development will be located outside of the hazard areas. Conservation Sudbury has advised of no concerns.

The concept plan is attached to the report for reference.

Overall staff is satisfied that the applicant has demonstrated that the subject lands will be functional as a result of the proposed residential intensification and that the use will be compatible with the surrounding area.

Section 50(4) of the Planning Act provides that the council of a local municipality may, by by-law, designate any plan of subdivision that has been registered for 8 years or more not to be a registered plan for the purposes of Section 50(3) of the Planning Act. Plan 53M-1420 was registered in December of 2014. Subsection 50(3) of the Planning Act contains the subdivision control provisions preventing the transfer of land unless the land is within a plan of subdivision along with other restrictions and requirements.

Staff has received an acknowledgement from the owner that they understand the implications of the deeming by-law and agree with the lots being deemed for the purposes of Section 50(3) of the Planning Act.

In order to consolidate the land ownership as per the owner's request, it is recommended that a by-law be enacted by Council deeming Lots 12-14, Plan 53M-1420 not to be a registered plan for the purposes of Section 50(3) of the Planning Act. The deeming by-law would be forwarded to the Registry Office and would appear on title to the property and would prevent the transfer of the lots individually. The lots could only be transferred together as long as the deeming by-law remains in place.

Conclusion:

Staff recommends approval of the applications as described in the Resolution section on the basis that they are 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 objections with the proposed development subject to the following advisory comments:

- A Building Permit to the satisfaction of the Chief Building Official is required for the proposed building.
- Retaining walls greater than 1.0 m in height also require a Building Permit.

b) Conservation Sudbury

Conservation Sudbury has no objection to the application for the subject properties. The property backs onto the Lavallee Drain A and has an associated flood and erosion hazard regulated by Conservation Sudbury. Sketch submitted with the rezoning application demonstrates that the proposed development is possible outside of the regulatory hazards. Please note that a Section 28 permit from Conservation Sudbury will be required at the building permit stage.

c) Development Engineering

Development Engineering has reviewed the above noted application. This site is presently serviced with municipal water and sanitary sewer. Should the Owner wish to upgrade these services, the Owner will be responsible for requesting a Permit/Work Order through the City's Development Engineering Department. All existing unused water and sanitary services are to be capped and abandoned at the main in accordance with the City's Connection Protocol. All costs associated with abandonment and upgrading work will be borne entirely by the owner.

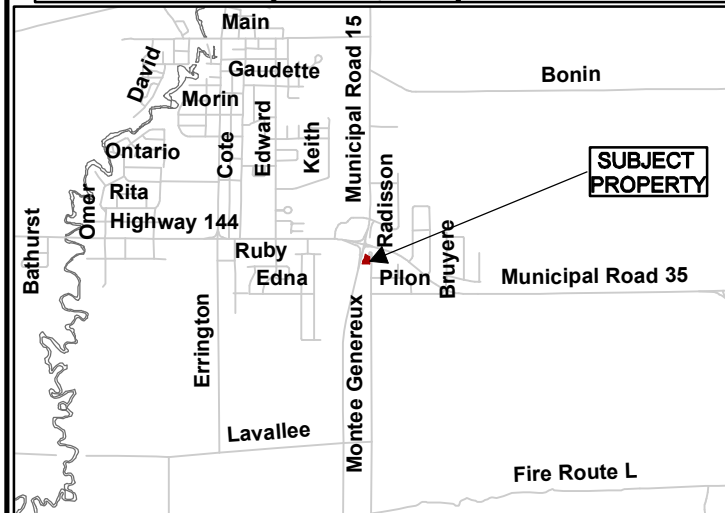
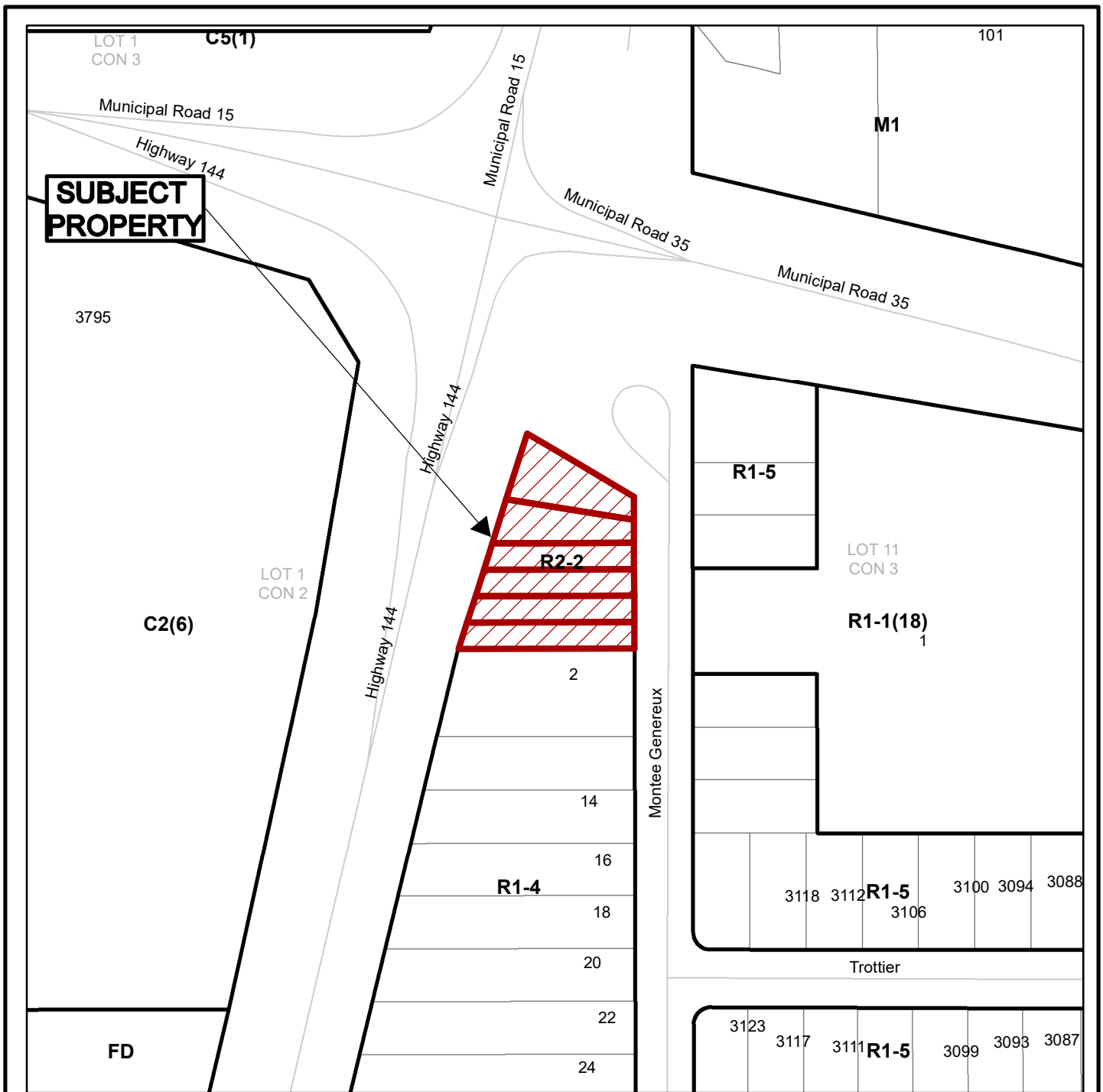
We have no objection to amending the Zoning By-law from "R2-2", Low Density Residential Two to "R3" Medium Density Residential in order to permit the construction of a one or two storey, 5-unit street townhouse. An update lot grading plan will be required prior to submission of a building permit for this site.

d) Infrastructure Capital Planning

No concerns.

e) Strategic & Environmental Planning

Staff from SEP do not have any objections to this application. The applicant is advised that compliance with the provincial Endangered Species Act, 2007 and the federal Migratory Birds Convention Act, 1994 is their sole responsibility.



Growth and Infrastructure Department

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Subject Property being PINs 73348-0749, 73348-0750, 73348-0751, 73348-0752, 73348-0753 & 73348-0754, Lot 12, 13 & 14 on Plan 53M-1420, Lot 1, Concession 2, Township of Balfour, 0 Montee Genereux, Chelmsford, City of Greater Sudbury

NTS
Sketch 1

751-5/24-10
Date: 2024 12 09



Photo 1. 0 Montee Generuex Street, Chelmsford, east/front lot line. Photo taken March 11, 2025. CGS file 751-5/24-10.

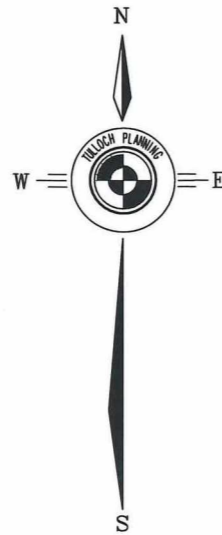
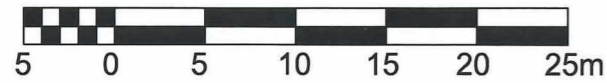




Photos 2 & 3. 0 Montee Generuex Street, Chelmsford, north lot line. Photo taken March 11, 2025. CGS file 751-5/24-10.



Photo 4. 0 Montee Generuex Street, Chelmsford, south lot line. Photo taken March 11, 2025. CGS file 751-5/24-10.



- Landscape Buffers & Planting Strips
- Existing Easements
- Prospective Building Envelopes
- Driveways

SITE PLAN DATA

ADDRESS: 0 Montee Genereux St, Chelmsford (City of Greater Sudbury)
 LEGAL: Part Lot 1, Concession 2, Balfour; Lots 12-14, 53M-1420
 PIN: 73348-0749, 0750, 0751 & 0754

EXISTING ZONING: R2-2
 PROPOSED ZONING: R3-xx

USE OF BUILDING: Street Townhouse Dwellings

LOT STANDARDS	REQUIRED	PROVIDED
MIN LOT AREA:	Min 150m ² /unit	As Shown
FRONTAGE:	Min 6m	As Shown
LOT DEPTH:	Min 45m	As Shown
COVERAGE:	Max 40%	As Shown
LANDSCAPING:	Min 30%	As Shown

SETBACKS, BUFFERS & STRIPS	REQUIRED	PROVIDED
FRONT YARD SETBACK:	Min 6m	6m±
INTERIOR YARD SETBACK:	Min 1.8m (except common walls)	5.3m
CORNER YARD SETBACK:	Min 4.5m	4.2m±
REAR YARD SETBACK:	Min 15m	As Shown
LANDSCAPING BUFFER:	Min 3m	3m±
PLANTING STRIP:	Min 3m	0m
SIGHT TRIANGLE:	Min 7.5m	7.5m±

PARKING:	STREET TOWNHOUSE:	1/unit	1/unit
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NOTE: Eastern Lot Line to be deemed as the 'Front Lot Line'

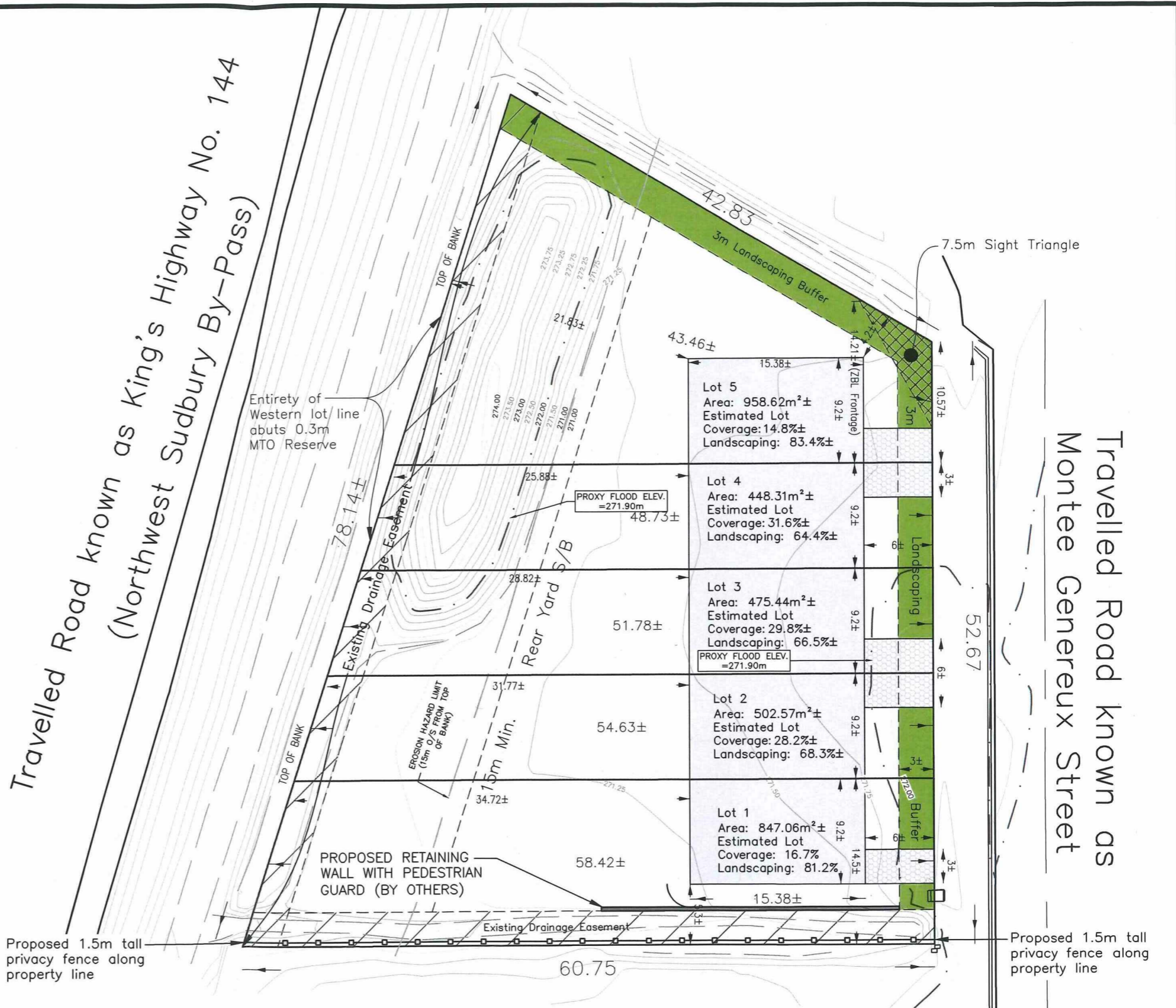
CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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Travelled Road known as King's Highway No. 144
(Northwest Sudbury By-Pass)



Travelled Road known as
Montee Genereux Street

No.	DATE	BY	ISSUES / REVISIONS



T: 705-522-6303
 sudbury@tulloch.ca
 131 FIELDING ROAD
 LIVELY, ONTARIO
 P3Y 1L7

DRAWING:
Sketch of Developable Area With proposed Building Envelopes

PROJECT:
Rezoning Application
Lots 12-14, Plan 53M-1420
0 Montee Genereux St
Chelmsford (Greater Sudbury)

DRAWN BY: MDJ
 CHECKED BY: AA
 SCALE: 1:400
 DATE: Nov 28, 2024

PROJECT No.: 240751



Planners | Surveyors | Biologists | Engineers

November 29, 2024
240751

Development Approvals – Planning Services

Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

RECEIVED

DEC 04 2024

PLANNING SERVICES

Re: Zoning By-law Amendment – Montee Genereux Street

PINs 73348-0749, 73348-0750, 73348-0751, 73348-0752, 73348-0753 &
73348-0754

Dear Planning Services,

TULLOCH has been retained by the owner of PINs 73348-0749, 73348-0750, 73348-0751, 73348-0752, 73348-0753 & 73348-0754 (located along Montee Genereux Street) in Chelmsford to prepare a planning justification memo as part of a complete application to amend the *City of Greater Sudbury Zoning By-Law 2010-100Z*. This memo provides justification for an application to rezone the subject properties (hereby referred to as the 'subject lands') from R2-2 (Low Density Residential Two) to R3(S) (Medium Density Residential Special) to facilitate the development of a one or two storey, five-unit street townhouse building with driveways providing direct access to and from Montee Genereux Street for each dwelling unit.

The following site-specific reliefs are also being requested through the rezoning application, and are analyzed throughout this memo:

- That the easterly property limit be deemed the front lot line;
- Corner side yard setback of 3.5m, whereas a minimum of 4.5m is required;
- Lot depth of 40m, whereas a minimum of 45m is required; and
- 0m wide planting strip with a 1.5m tall privacy fence abutting lands zoned R1-4 (Low Density Residential One) under Zoning By-law 2010-100Z.

The subject lands are comprised of Lots 12-14 on Plan 53M-1420, and a deeming by-law is required to remove the lots from Plan 53M-1420 and consolidate the lots into one parcel. Following the construction of the 5-unit townhome's common walls, it is intended that consent

applications would be submitted to the City to sever the newly consolidated property into 5 new lots.

The property is located just north of Trottier Avenue, just south of Highway 144 and Municipal Road 35 intersection in Chelmsford and is currently vacant. Combined, the above-noted PINs make up an area of $\pm 3,232\text{m}^2$ with $\pm 42.83\text{m}$ of frontage along the Montee Genereux Street Cul-de-sac.

Table 1 outlines the specific lot areas and frontages for each proposed lot:

Table 1 - Proposed Lot Areas & Frontages

LOT NUMBER	PROPOSED LOT AREA	PROPOSED LOT FRONTAGE
Lot 1	$\pm 847.06\text{m}^2$	$\pm 14.5\text{m}$
Lot 2	$\pm 502.57\text{m}^2$	$\pm 9.2\text{m}$
Lot 3	$\pm 475.44\text{m}^2$	$\pm 9.2\text{m}$
Lot 4	$\pm 448.31\text{m}^2$	$\pm 9.2\text{m}$
Lot 5	$\pm 958.62\text{m}^2$	$\pm 14.21\text{m}$

The subject lands are currently zoned R2-2 (Low-Density Residential Two) in the *City of Greater Sudbury Zoning By-law 2010-100z*, designated Living Area I and located within the City's settlement area boundary in the City of Greater Sudbury Official Plan (OP). Montee Genereux is designated as a local road with full municipal sewer and water services in the OP.

The subject lands are approximately 500 metres from transit and active transportation networks such as GOVA Transit Route 104, and pedestrian walkways connecting Montee Genereux Street to the established mixed-use commercial corridor along Highway 144.

The surrounding area is comprised of a range and mix of land uses including residential, commercial, institutional and industrial. The broader Chelmsford community is predominantly made up of low-density residential uses taking the form of single-detached dwellings, with some medium-density residential uses scattered throughout the community (particularly along Highway 144). The immediate surrounding area can be described as follows:

NORTH: Industrial lands zoned M1, a large commercial plaza with Place Bonaventure Mall, restaurants, retail, medical and financial services

WEST: Highway 144, commercial lands zoned C2(6), low-density residential uses

SOUTH: Low-density residential uses

EAST: Low-density residential uses

2024 Provincial Planning Statement (PPS)

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents by permitting and facilitating all housing options required to meet the social, health, economic and well-being of current and future residents by introducing new housing options within previously developed areas; and by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

The application would facilitate the development of a medium-density housing option that would assist in providing a range and mix of residential types to an area of predominantly low-density housing. The application also plans for the introduction of smaller unit sizes to accommodate the growing number of smaller households in Sudbury and overall, the long-term needs of Sudbury's aging demographic. In line with **Section 2.2.1**, the proposed development represents an efficient use of the lands by utilizing existing municipal infrastructure such as municipal sewer and water services, and transit and active transportation networks. In addition, a water capacity analysis was completed by TULLOCH, which determined that sufficient water capacity and pressure exist for the proposal in question. The results of such analysis are provided as part of a complete application for rezoning.

The property is located within the City's settlement area boundary, which under **Section 2.3.1** of the PPS shall be the focus of growth and development. This section also promotes densities and a mix of land uses which efficiently use land and resources; optimize existing and planned infrastructure and public service facilities; support active transportation; and are transit supportive. As noted above, the proposed development represents an efficient use of the subject lands and the existing municipal infrastructure with the capacity to service the proposal. With respect to **Section 2.3.1.2**, the proposal also optimizes existing public service facilities within the community of Chelmsford such as schools, parks and open spaces, community recreation facilities and fire stations.

Growth Plan for Northern Ontario Policies (GPNO)

The GPNO also promotes municipalities to plan for a diverse mix of land uses under *Section 3.4.3*, which states that:

3.4.3 *Municipalities are encouraged to support and promote healthy living by providing for communities with a diverse mix of land uses, a range and mix of employment and housing types, high-quality public open spaces, and easy access to local stores and services.*

The application supports and promotes healthy living by promoting a more diverse mix of residential uses in the area. In addition, the property is located in proximity to lands designated Mixed Use Commercial in the OP, and future residents would have access (via a 10-minute bus ride on GOVA Transit) to lands designated as Town Centre in both Chelmsford and Azilda. Such

land use designations feature a range and mix of land uses, allowing future residents access to local stores and services.

City of Greater Sudbury Official Plan (OP)

Sections 3.2 & 3.2.1 of the Official Plan contains policies related to lands designated as Living Area I throughout the City. Such policies permit both low and medium density housing in all Living Area I designations where full municipal services are available. Most notably, **Section 3.2.1.5** outlines criteria for Council to consider when considering applications to rezone lands designated Living Area I. These matters are outlined as follows:

- 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.*

The application conforms to the above criteria, specifically it:

- Is a suitable size and shape to accommodate the proposed density and building form. With respect to density, the proposal is ± 16 units per hectare pre-severance, and a maximum of 90 units per hectare is permitted for medium-density development in the OP. With respect to the proposed building form, such conforms with the vast majority of the applicable provisions of the R3 zone (as demonstrated in the submitted concept plan) – one of the site-specific reliefs is requested to accommodate the proposed built form, however, this relief would not hinder land use compatibility, as justified in the zoning by-law section of this memo;
- Proposes a residential development that is compatible with the surrounding neighborhood in terms of scale, massing, height and siting.
 - The adjacent R1-4 zone contains identical zoning provisions (related to scaling, massing, height and siting) to that of the R3 zone for single-storey dwellings – that being a front yard setback of 6m; rear yard setback of 7.5m; interior side yard setback of 1.2m; corner side yard setback of 4.5m; maximum lot coverage of 40%; and a maximum height (regardless of one or two stories) of 11m. Particularly with respect to the existing low-density housing to the south of the property, the proposal contemplates an enhanced southerly interior side yard setback of ± 5 m, whereas (as noted above) 1.2m is required for single-storey townhouse buildings in the R3 zone.
 - Moreover, the zoning by-law requires certain landscaping features where low-density residential uses fall adjacent to medium-density residential uses. The proposal requires a 3m wide planting strip along the southerly lot line, however in the absence of this landscaping feature, a 1.5m tall opaque fence is proposed in

this location to serve as a buffer between the proposed medium-density development and the existing low-density housing to the south. It is the authors opinion that together with the proposed enhanced interior side yard setback and fence, the proposal is compatible with the surrounding neighbourhood;

- The property's current lot configuration and zoning permits the development of duplex, semi-detached and/or single-detached dwellings over the 6 existing lots with a maximum height of 11m – whereas, this application proposes a one or two storey, 5-unit townhouse building;
- Provides adequate on-site parking (1 parking space per dwelling), whereas a minimum of 1 parking space per dwelling is required for street townhouses in Table 5.5 of the zoning by-law, and adequate landscaping and outdoor amenities that are conducive to a more compact built form; and
- Had the benefit of receiving preliminary comments from the City's Traffic and Transportation Department, for which no concerns with the proposal's traffic impact on the local street network were raised.

Natural Hazards

The subject property is regulated under Ontario Regulation 41/24 under the *Conservation Authorities Act*. This is a result of the property backing onto the City of Greater Sudbury Lavallee Drain A which has an associated flood and erosion hazard. Through pre-consultation with Conservation Sudbury, it was determined that without a site-specific study, the erosion hazard is considered to extend 15m from the top of the existing bank of the drain/watercourse. The erosion hazard limit is outlined on the submitted concept plan and demonstrates that the proposed development can occur outside of such hazard.

With respect to the flood hazard, there is no modelled floodplain for the drain/watercourse alignment, therefore a proxy elevation of 1.2m above the high watermark of such watercourse is used to ensure appropriate floodproofing of the proposed townhouse building. Through pre-consultation with Conservation Sudbury, a proxy elevation of 271.9m was confirmed. The flood hazard is also outlined on the concept plan. While the townhouse building is proposed within such hazard, in order for Conservation Sudbury to issue a permit under **Section 28.1** of the *Conservation Authorities Act*, the proponent is required to demonstrate the following:

- The proposed structure meets floodproofing standards, including:
- Lowest opening a minimum of 0.3 m above the proxy floor elevation; and
- Fill apron around the structure for a distance of 2-3 m at or above the proxy flood elevation.

A conceptual lot grading plan demonstrating compliance with the above-noted requirements has also been provided as part of a complete application for rezoning. Such determined that the development can proceed in a manner which meets the above noted criteria and conforms with **Section 10.2 (Flooding and Erosion Hazards)** of the OP which permits development on lands adjacent to a watercourse affected by flooding or erosion so long as it is approved by Conservation Sudbury.

City of Greater Sudbury Zoning By-Law 2010-100z

As previously mentioned, the application proposes to rezone the subject lands from R2-2 (Low Density Residential Two) to R3(S) (Medium Density Residential Special). Site-specific relief is requested through the rezoning application. Such reliefs are outlined as follows:

- That the easterly property limit be deemed the front lot line;
- Corner side yard setback of 3.5m, whereas a minimum of 4.5m is required;
- Lot depth of 40m, whereas a minimum of 45m is required; and
- 0m wide planting strip with a 1.5m tall privacy fence abutting lands zoned R1-4 (Low Density Residential One) under Zoning By-law 2010-100Z.

Front Yard and Corner Side Yard Related Reliefs

Deeming the easterly property limit as the front lot line is a technical relief as currently the northerly property limit is considered the front lot line per the zoning by-law. This does not align with the proposed building forms configuration oriented adjacent to the easterly property limit, therefore such relief is requested through this application.

A corner side yard setback under the required 4.5m is proposed to accommodate the anticipated built form, providing residents with more living area and wider privacy yards. This would not impact surrounding land uses, particularly with respect to existing nearby low-density residential housing as this would only apply along the property's northerly lot line, which abuts the Montee Genereux right-of-way, owned by the City of Greater Sudbury.

Lot Depth Relief

Relief to permit a lot depth of 40m for proposed Lot 5 is a product of the irregular shape of the property and is an existing condition. Given that the relief is required to recognize an existing condition and adequate separation (21.8m) from Highway 144 is still provided the relief is appropriate.

Planting Strip

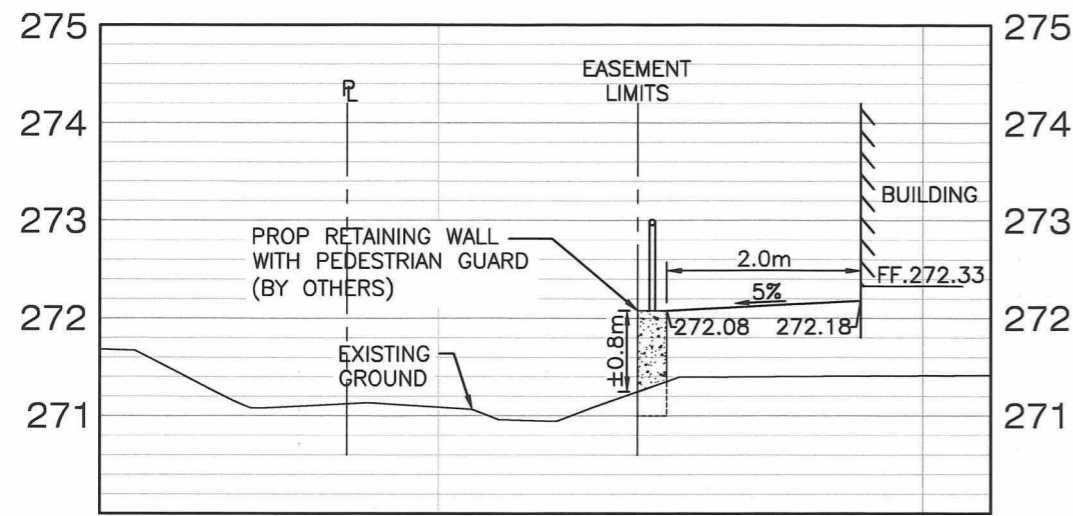
Through consultation with the City of Greater Sudbury, it was confirmed that a 3m wide planting strip can not be provided along the property's southerly lot line as there is an existing City drainage easement in this location. However, in the absence of this planting strip, a 1.5m tall opaque fence is proposed to serve as a buffer between the proposed medium-density development and the existing low-density housing to the south. Given that the proposed built form would be similar in height and size to the surrounding low-density residential uses, it is the author's opinion that the proposed privacy fence will provide for adequate buffering.

Given the analysis provided herein, it is the author's opinion that the application represents good planning and is consistent with the 2024 Provincial Planning Statement, conforms with the Growth Plan for Northern Ontario, and conforms with the City of Greater Sudbury Official Plan.

Respectfully submitted,



Aaron Ariganello
Land Use Planner | BURP



1
DITCH SECTION
SCALE 1:75

Travelled Road known as King's Highway No. 144
(Northwest Sudbury By-Pass)



Travelled Road known as
Montee Genereux Street

P:\2024\240751_R2 Rezoning Montee Genereux Lots 14-15-18 Rev Dwellings\Civil\04 DRAWINGS\04.01 CIVIL\240751 - Concept Grading-Rev1.rvt.dwg

No.	DATE	BY	ISSUES / REVISIONS
1	NOV. 27 2024	TP	REVISED BUILDING LOCATION



DRAWING:
CONCEPT GRADING

PROJECT:
REZONING APPLICATION
Lots 12-14, Plan 53M-1420
0 Montee Genereux St
Chelmsford (Greater Sudbury)

DRAWN BY: TP
DESIGNED BY: JL
SCALE: 1:400
CHECKED BY: -
APPROVED BY: -
DATE: OCT. 17, 2024

PROJECT No.: 240751
DRAWING No. **SK1**
REVISION No. **0**



Planners | Surveyors | Biologists | Engineers

RECEIVED

October 4, 2024
P24-0751

DEC 04 2024

PLANNING SERVICES

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

Attention: Robert Webb, P.Eng., Supervisor of Development Engineering

Memo Report: Water servicing demand calculation for the proposed development of 0 Montee Genereux Street, Chelmsford, City of Greater Sudbury, ON (TULLOCH Project 24-0751)

TULLOCH Engineering Inc. (TULLOCH) has been retained to evaluate the water servicing demand associated with the proposed development of 0 Montee Genereux Street, Chelmsford, City of Greater Sudbury, Ontario. The subject area is legally described as Part Lot 1, Concession 2, Township of Balfour; Lots 12-14 on Plan 53M-1420. This memo will identify the anticipated water servicing demand needed to support the proposed development and is intended to be reviewed by the City to confirm adequate flows are available within the existing municipal infrastructure.

The 0.33 ha (approximate) subject area is currently zoned Low-Density Residential Two (R2-2) and is undeveloped. It is proposed to re-zone the property to R3(S) (medium density residential special) to permit a 2-storey 5-unit row dwelling building.

A demand scenario has been evaluated for the proposed residential development by applying a per unit density of 2.5 population for multi-unit dwellings (R3 density) in accordance with Table 2.1 of the City of Greater Sudbury Engineering Design Manual. The development is proposed to utilize the existing water service from Montee Genereux Street. A review of the City's as-built drawing (Montee Genereux, station 1+150 to station 0+290) dated November 7, 2013, indicates a 300mm diameter water main is present.

The peak water demand for this development scenario has been calculated as per the City of Greater Sudbury's Engineering Design Manual and is outlined herein.

WATER DEMAND

The peak water demands for the proposed development scenario options are calculated in the attached design spreadsheets and outlined in the table below.

Scenario	Average Daily Flow (L/s)	Max. Hour Flow (L/s)	Max. Day Flow (L/s)	Min. Hour Flow (L/s)
2-storey 5-unit row dwelling building	0.05	0.14	0.09	0.03

At this stage, fire flow demand is estimated to be 100 L/s in accordance with the proposed R3 zoning.

CLOSURE

We trust this meets your needs for assessment of the water service availability and potential upgrade requirements associated with the proposed development scenario.

Sincerely,



Rebecca Dawson, EIT
Civil Engineering Intern
TULLOCH



TULLOCH ENGINEERING
 PROPOSED DEVELOPMENT - 0 MONTEE GENERALEUX, SUDBURY, ON
 WATER DEMAND CALCULATION

DATE: 2024-10-04
 DESIGN/CHECK: RD/PD
 PROJECT NO: 240751

SHEET
1

Equations and Constants

Flow Criteria	Peaking Factors	Population Density
360 L/cap/d <i>Residential</i>	Min Hour 0.65 Max Hour 2.70 Max Day 1.80	2.5 cap/unit
<i>CGS Engineering Design Manual Table 2.2 (Chelmsford)</i>	<i>CGS Engineering Design Manual Table 3.1 (Valley - Chelmsford)</i>	<i>CGS Engineering Design Manual Table 2.1</i>

DEVELOPMENT CATEGORY	POPULATION		DESIGN FLOWS					NOTES
	No. OF UNITS	POPULATION	AVERAGE DAILY FLOW	AVERAGE FLOW	MAX HOUR FLOW	MAX DAY FLOW	MIN HOUR FLOW	
		CAP.	L/d	l/s	l/s	l/s	l/s	
PROPOSED (5 UNITS)	5	13	4,500	0.05	0.14	0.09	0.03	2-storey 5-unit row dwelling building
TOTAL	5	13	4,500	0.05	0.14	0.09	0.03	

October 9, 2024

Tulloch Engineering
131 Fielding Rd
Lively, ON
P3Y 1L7

Attention: Peter Derro, P. Eng

**Re: Sewer and Water Capacity Analysis
Montee Genereux (Lots 12-14 on 53M 1420)
Township of Balfour**

The Development Engineering Section has reviewed your request for a Water Capacity Analysis at the above noted location and have the following to report:

A capacity analysis performed by our WaterCAD model, developed the following results at the 300mm watermain at an elevation of 271.6831 in front of lots 12-14 Montee Genereux.

Values Obtained from Model

C.G.S. Minimum Requirements

Max Hour: 76 psi

Max Day: 77 psi

Fire Flow: 323 l/s @ 20psi

• 40 psi

• 50 psi

• 75 L/s R1, 100 L/s R3

The results of the WaterCAD analysis indicate that sufficient water capacity and pressure exist for the proposal in question.

It should be noted that these results are derived at by using a theoretical computer model based on our best available data. In the event that these developments do not proceed within a one (1) year period, then you should make the necessary arrangements to have a current analysis carried out to take into account any changes made in our sewer or WaterCAD models and to ensure that there is sufficient Sewage, Fire Flows and/or Domestic Pressures available for your proposal(s).

Should you have any questions or concerns please contact me at 671-2489 ext 2409.

Yours truly,



David Longarini
Development Engineering Technician

DVL/ds

cc: Akli BenAnteur, Wastewater Project Engineer, (Kelly Lake)

368 Montague Avenue, Sudbury – 2025 Extension

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/22-13

Report Summary

This report provides a recommendation regarding a request to extend the conditional zoning approval for 368 Montague Avenue, Sudbury.

Resolution

THAT the City of Greater Sudbury approves the extension of rezoning application File # 751-6/22-13 by 1323169 Ontario Inc. on lands described as PIN 02128-0354, Parcel 3078, Lot 158, Plan M-100 Lot 6, Concession 4, Township of McKim, as outlined in the report entitled “368 Montague Avenue – 2025 Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025, for a period of one (1) year to January 10, 2026.

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 which is consistent with the goals and objectives of the Strategic Plan. As a form of residential intensification on a local 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 approved, any change in taxation is unknown at this time as the change in zoning and number of residential dwelling units may increase the assessment value. The assessment value of the building would be determined by Municipal Property Assessment Corporation (MPAC).

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

Report Overview:

The owner has requested an extension to the conditional zoning approval of File # 751-8/22-13, 368 Montague, Sudbury for a period of one (1) year to January 10, 2026. Planning staff is recommending approval of the request.

Staff Report

Applicant:

1323169 Ontario Inc.

Location:

PIN 02128-0354, Parcel 3078, Lot 158, Plan M-100 Lot 6, Concession 4, Township of McKim (368 Montague Avenue, Sudbury)

Application:

Application to rezone the subject lands from “R2-3”, Low Density Residential Two to “R2-3(S)”, Low Density Residential Two Special.

Proposal:

An application for rezoning was submitted to legalize the conversion of the existing building into a multiple dwelling with four dwelling units. Site-specific relief is required for lot area and parking, and to permit the height and location of the existing building.

The owner is requesting a one-year extension in order to address outstanding matters related to the conditions of approval.

Background:

On January 10, 2023, Council ratified the Planning Committee recommendation PL2023-05 to approve an application to amend the zoning by-law to legalize the conversion of the existing building into a multiple dwelling with four dwelling units. The previous planning report is available online [here](#).

This is the first extension request received. The current approval expired on January 10, 2025.

The conditional approval requires the following conditions to be addressed prior to the passing of the amending by-law:

1. That prior to the enactment of the amending zoning by-law:

a. The owner shall submit to the City a building permit application and plans, and rectify any outstanding Orders, to the satisfaction of the Chief Building Official; and

b. The owner shall enter into an encroachment agreement with the City for the existing concrete steps that are located within the City’s road allowance for Montague Avenue to the satisfaction of the Director of Engineering Services.

The applicant has advised they are working to address the above-noted conditions.

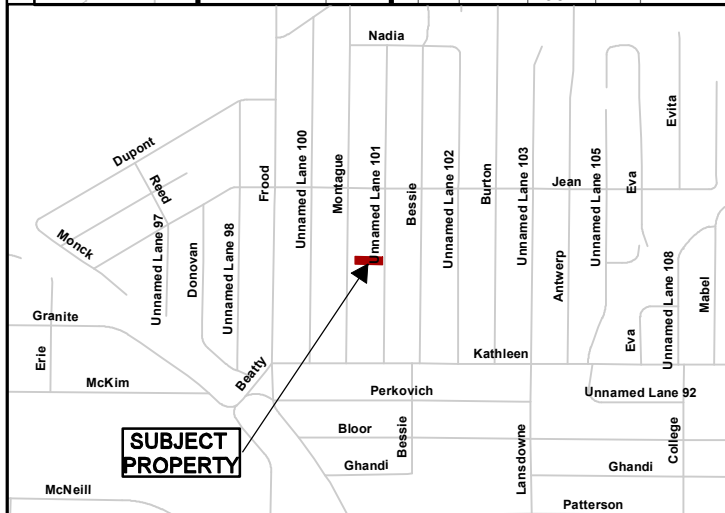
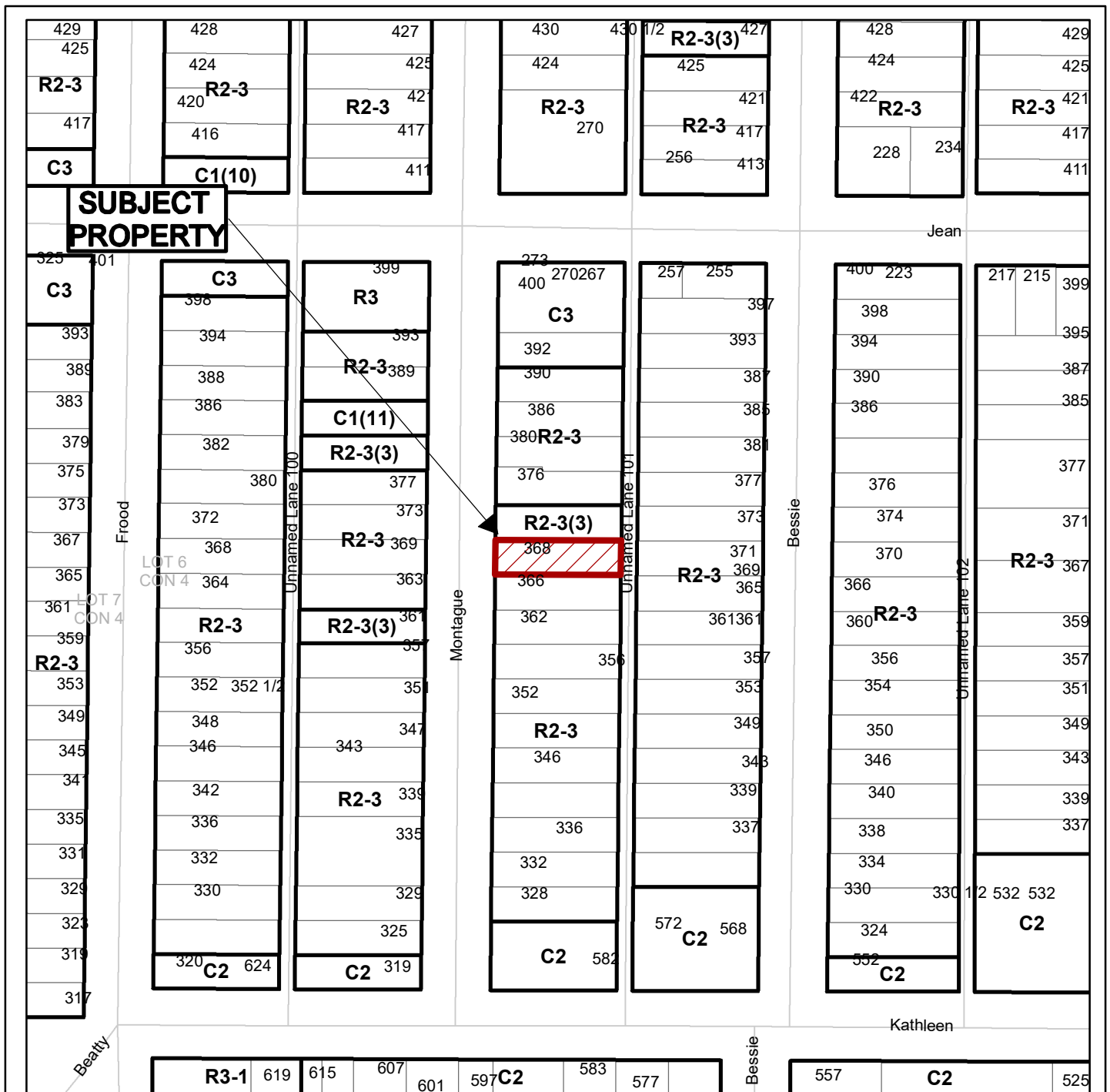
Building Services acknowledges Building Permit BP-NEW-2023-00430 for the conversion of the existing single family dwelling to a Multiple Unit Dwelling, which is currently deemed Incomplete, awaiting outstanding information to proceed.

Development Engineering confirms that no encroachment agreement request has been forwarded to them review.

No other concerns were noted through agency circulation.

Summary:

Staff has no concerns related to the extension and no modifications to the conditions are required, and is recommending a one-year extension in order to move this file towards completion.



N

**Growth and Infrastructure
Department**

Subject Property being,
PIN 02128-0354, Pcl 3078,
Lot 158, Plan M-100
Lot 6, Concession 4,
Township of Mckim,
368 Montague Street, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

751-6/22-013
Date: 2022 07 18

REVISION	DATE	BY	CHKD

Owner
Genny Development

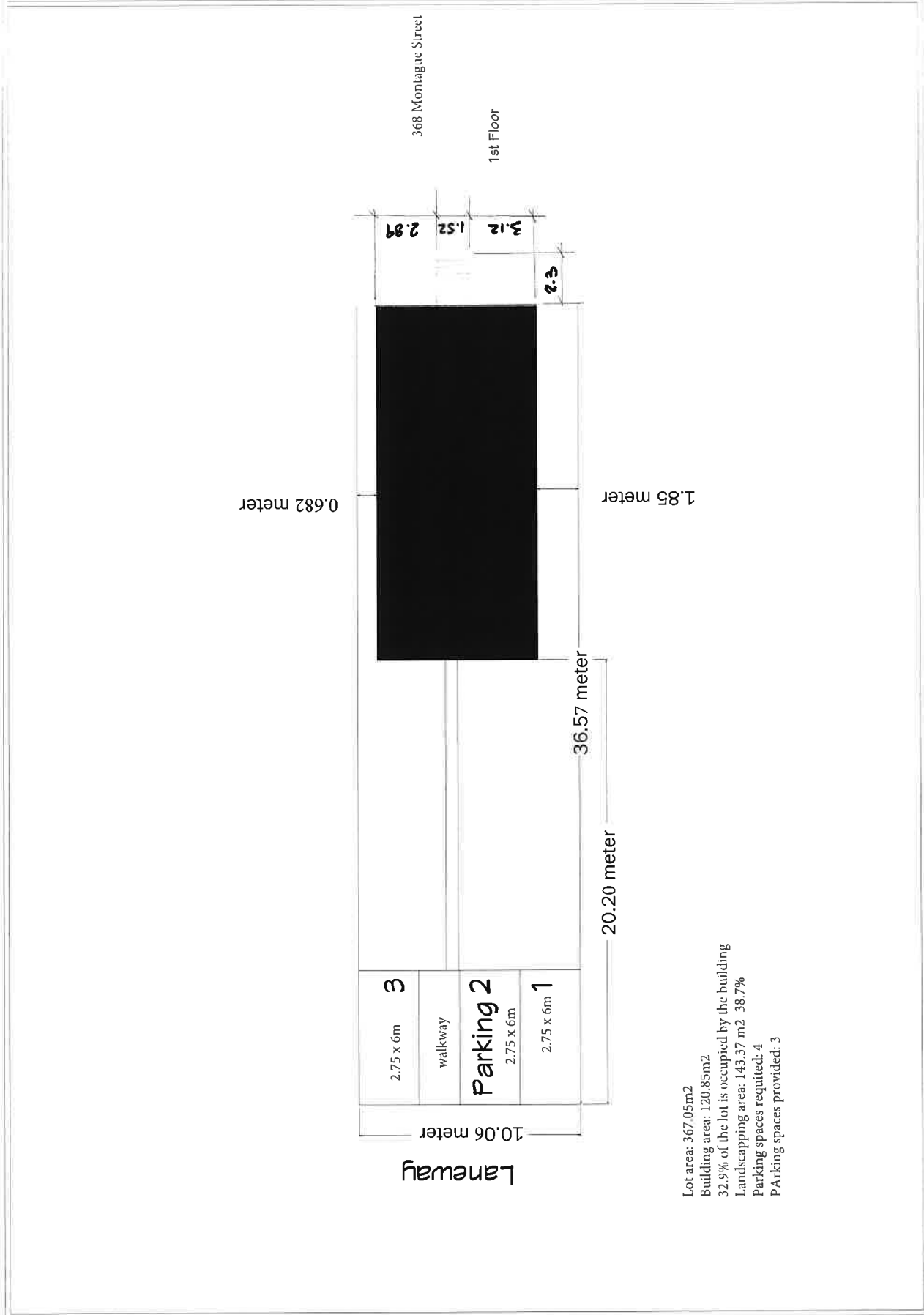
368 Montague Ave,
Sudbury, ON
N3C 4G5

DATE: 2020-11-23

SCALE

SHEET

P-1



Lot area: 367.05m²
 Building area: 120.85m²
 32.9% of the lot is occupied by the building
 Landscapping area: 143.37 m² 38.7%
 Parking spaces required: 4
 Parking spaces provided: 3

Fairlane Subdivision, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-6/11006

Report Summary

This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-6/11006) in the community of Sudbury for a period of three years until May 8, 2028.

Resolution

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of PIN 73593-0389, Part of Parcel 15951, Lot 4, Concession 1, Township of McKim, File # 780-6/11006, as outlined in the report entitled “Fairlane Subdivision, Sudbury” from the General Manager of Growth and Infrastructure, presented at the meeting on April 14, 2025 as follows:

1. By replacing Condition #8 with the following:

“8. That this draft approval shall lapse on May 8, 2028.”

2. By adding the following to Condition #10:

“The geotechnical engineer must address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.”

3. By replacing Condition #21 with the following:

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

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City’s 2-year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.

- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100-year design storm or Regional storm event, whichever is greater.
- A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Storm Water Management Guide and Engineering Design Standards.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must further follow the recommendations of the Junction Creek Subwatershed Study.
- The drainage catchment boundary including external tributary catchments, and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- If a wet pond is proposed, the wet pond is to meet the criteria of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual latest edition, including but not limited to Table 4.6 Wet Pond – Summary of Design Guidance. Side slopes greater than 3:1 will not be permitted including retaining walls.
- The bottom of the Stormwater Management Facility/Facilities is to be at a higher elevation than the seasonal high groundwater level (i.e. water table).
- If the Stormwater Management Facility/Facilities propose infiltration, the receiving soil layer must have an infiltration rate of greater than or equal to 15 mm/hr, and underlying bedrock and seasonal high groundwater level (i.e. water table) is to be equal to or greater than 1 m below the bottom of the proposed facility.
- Capacity of all swales to be included in the Stormwater Management Report.
- Where drainage from the existing or future right-of-way is conveyed between residential properties, a block is required. Drainage easements are only permitted for the conveyance of drainage of runoff from private properties only.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development."

4. By deleting Condition #28 in its entirety.

"28. That prior to the signing of the final plan, the owner/applicants shall contact the Sudbury District Ministry of Environment, Conservation and Parks (MECP), and satisfy all requirements set out of the Province of

Ontario under the Endangered Species Act, 2007. In addition, the owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirements set out by the Province of Ontario under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.”

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

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$119,000 in taxation revenue in the supplemental tax year only, based on the assumption of 15 single detached dwelling units at an assessed value of \$500,000 at the 2024 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City. The amount of development charges will be based on final review of the property by the Building Services department, at time of building permit issuance.

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

Report Overview

The owner has requested an extension to the draft plan of subdivision approval of the Fairlane Drive Subdivision (File #780-6/11006) in Sudbury for a period of three years until May 8, 2028. The Planning Services Division is recommending approval of the application.

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

STAFF REPORT

Applicant:

Dalron Construction Ltd.

Location:

Part of PIN 73593-0389, Part of Parcel 15951 SES, Lot 4, Concession 1, Township of McKim, Fairlane Drive

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on May 8, 2013 following successful settlement discussions and subsequent withdrawal of appeals by two residents to the Ontario Municipal Board. The draft approval was extended by Council in 2016, 2019, and 2022 for a plan of subdivision on those lands described as Part of PIN 73593-0389, Part of Parcel 15951 SES, Lot 4, Concession 1, Township of McKim.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until May 8, 2028.

Background:

The City received a written request from Dalron Construction Ltd. on February 5, 2025, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Part of PIN 73593-0389, Part of Parcel 15951 SES, Lot 4, Concession 1, Township of McKim. The subject draft plan of subdivision was initially approved by Council for a total of 15 residential lots permitting single-detached dwellings and 1 block proposed for parkland access ([File # 780-6/11006](#)). The lots are to be accessed from Fairlane Drive via Virginia Drive.

The draft approval is set to expire again on May 8, 2025 and staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to May 8, 2028.

Departmental & Agency Circulation:

Transit, Conservation Sudbury, and Infrastructure Capital Planning have no concerns from their respective areas of interest.

Development Engineering has advised that construction drawings have not yet been received.

Building Services has requested the following to be added to Council Condition #10: 'The geotechnical engineer must address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management'.

Drainage Section has requested Condition #21 regarding stormwater management be updated to the current standard requirements.

Strategic & Environmental Planning Initiatives advises that Condition #28 reflects that there was possible habitat of a species at risk at the property, being the Eastern Whip-poor-will (*Antrostomus vociferus*). With on-going conservation efforts across the province, the species is starting to recover. Earlier this year the Eastern Whip-poor-will, which was classified as 'Threatened' per the Endangered Species Act, 2007, was re-classified as a 'Special Concern'. Species classified as 'Special Concern' do not require the same habitat protection under the legislation as species classified as 'Extirpated', 'Endangered', or 'Threatened' and therefore Condition 28 is no longer applicable and staff are recommending it be removed. The owner is reminded that that compliance with the federal *Migratory Bird Convention Act*, 1994, the provincial *Fish and Wildlife Conservation Act*, 1997, and the provincial *Endangered Species Act*, 2007 is their sole responsibility.

Planning Considerations:

[Official Plan](#)

Section 19.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request Council is to review the draft plan conditions and may make appropriate modifications.

Staff notes that this draft plan was originally approved by Council on May 8, 2013 following successful settlement discussions and subsequent withdrawal of appeals by two residents to the Ontario Municipal Board. Since that time there have been no phases or lots registered. The owner has advised staff that they intend to continue to pursue the development of the subdivision and are working on the overall servicing plans and design drawings for the replacement of downstream infrastructure to provide adequate fire flow.

Staff reminds the owner of the related requirement for a plan of survey to be submitted to the City to rezone future parklands to OSC, Open Space Conservation. These lands are intended to be transferred to the City for park purposes at the time of the registration of the adjacent subdivision, as per the settlement.

[Draft Approval Conditions](#)

Condition #8 should be deleted entirely and replaced with a sentence referring to May 8, 2028, as the revised date on which the subject draft plan approval shall lapse.

Building Services has requested that Condition #10 be updated to advise that the geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19.

Infrastructure Capital Planning has requested to replace Condition #21 such that it is updated with the current standard requirements for stormwater management.

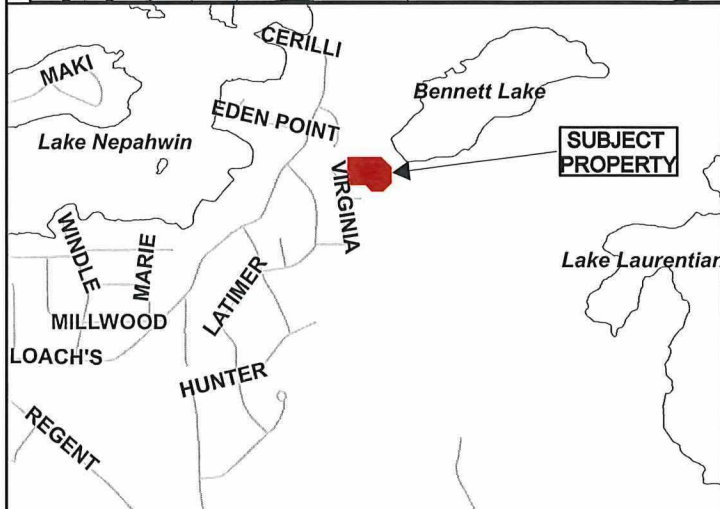
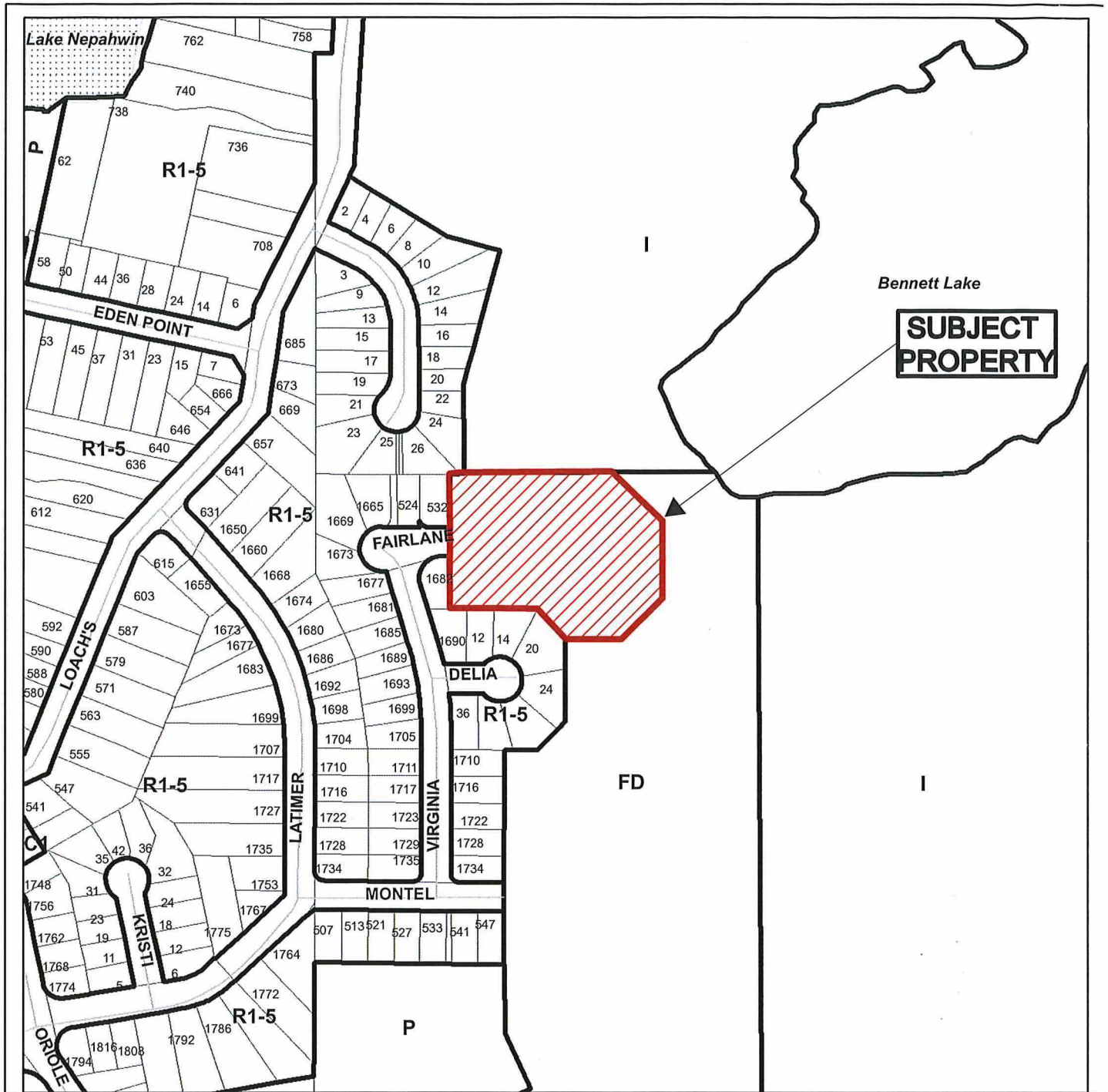
Further to comments from Strategic and Environmental Planning Initiatives, Condition #28 which served to protect Eastern Whip-poor-will habitat can be deleted since it is no longer classified as a threatened species.

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

Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution portion of this report and will now form part of the draft plan approval if approved by Council.

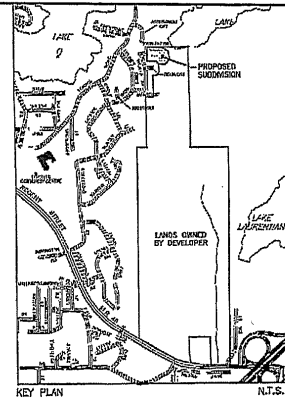
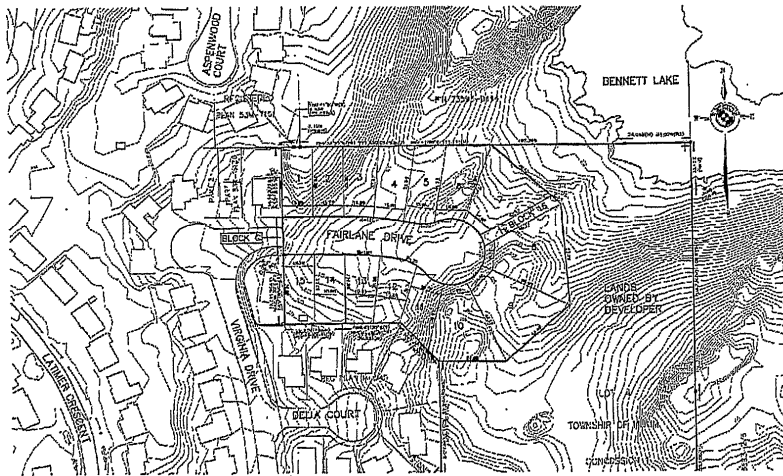
The Planning Services Division therefore recommends that the application to extend draft approval for the Fairlane Drive Subdivision for a period of three years until May 8, 2028, be approved as outlined in the Resolution section of this report.



**Growth and Development
Department**



Subject property being part of PIN 73593-0389, part of Pcl. 15951 SES, Lot 4, Con. 1, Twp. of McKim, Fairlane Drive, Sudbury, City of Greater Sudbury



KEY PLAN N.T.S.

DRAFT PLAN
 OF PROPOSED SUBDIVISION OF PART OF
 PLAN 73593-0389
 PART OF LOT 4 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF MCKIM
 CITY OF GREATER SUDBURY
 SCALE 1 : 750



NOTE: DISTANCE TO BE MEASURED AS SHOWN ON THIS PLAN. ALL DISTANCES GIVEN IN FEET UNLESS OTHERWISE SPECIFIED.

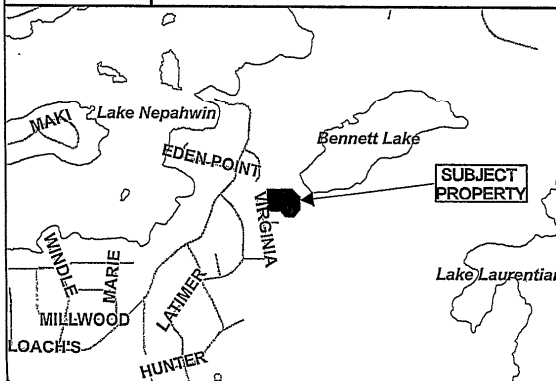
LAND
 LANDS OWNED BY DEVELOPER
 LANDS OWNED BY OTHERS
 LANDS OWNED BY THE CITY OF GREATER SUDBURY

DESIGNED BY
 R.V. ANDERSON ASSOCIATES LIMITED
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1B 2Y1
 CANADA
 TEL: (416) 291-1100
 FAX: (416) 291-1101
 WWW: WWW.RVA.ASOCIATES.COM

DESIGNED AND DRAWN BY
 R.V. ANDERSON ASSOCIATES LIMITED
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1B 2Y1
 CANADA
 TEL: (416) 291-1100
 FAX: (416) 291-1101
 WWW: WWW.RVA.ASOCIATES.COM

APPROVALS
 APPROVED BY THE CITY OF GREATER SUDBURY
 APPROVED BY THE TOWNSHIP OF MCKIM
 APPROVED BY THE COUNTY OF YORK
 APPROVED BY THE PROVINCE OF ONTARIO

LEGEND
 1. PROPOSED SUBDIVISION
 2. EXISTING SUBDIVISION
 3. EXISTING LOT
 4. EXISTING ROAD
 5. EXISTING RAILROAD
 6. EXISTING WATERWAY
 7. EXISTING UTILITY LINE
 8. EXISTING EASEMENT
 9. EXISTING RIGHT-OF-WAY
 10. EXISTING CURB
 11. EXISTING SIDEWALK
 12. EXISTING DRIVEWAY
 13. EXISTING DRIVEWAY CURB
 14. EXISTING DRIVEWAY SIDEWALK
 15. EXISTING DRIVEWAY CURB AND SIDEWALK
 16. EXISTING DRIVEWAY CURB AND SIDEWALK WITH DRIVEWAY



Subject property being part of PIN 73593-0389, part of Pcl. 15951 SES, Lot 4, Con. 1, Twp. of McKim, Fairlane Drive, Sudbury, City of Greater Sudbury

Growth and Development Department

780-6/11006 & 751-6/11-31
 Date: 2011 11 15

NTS

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

1. That this draft approval applies to the draft plan of subdivision of Part of PIN 73593-0389, Part of Parcel 15951 SES, Lot 4 Concession 1, Township of McKim as shown on a plan of subdivision prepared by R.V. Anderson Associates Limited and dated October 2011, and as revised by moving the rear (easterly) lot line of Lot 7 and Lot 8 five metres to the west.
2. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
3. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
4. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
5. 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.
6. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
7. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.
8. That this draft approval shall lapse on May 8, 2025.
9. 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.

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10. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed 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. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. 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 the City Solicitor.
11. All streets will be constructed to an urban standard, including the required curbs and gutters.
12. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor.
13. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
14. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
15. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

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16. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
17. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Canada Post, Vianet and Eastlink (where applicable). This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
18. 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.
19. 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 upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.
20. The regional storm overland flow route for the subject property shall be clearly delineated on the stormwater management and subdivision grading plans.
21. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:
 - The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing predevelopment site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
 - The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the Director of Planning;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the Director of Planning as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

22. A landscape plan shall be required. The plans will include the following:
 - a. A description of how natural vegetation is being retained as much as possible;
 - b. The identification of trees and stands to be retained;
 - c. Measures to protect trees to be retained during and after construction;
 - d. A description of vegetation and trees to be removed and replacement strategy and measures;
 - e. A detailed planting plan to illustrate proposed replacement strategy and measures for lost vegetation, including trees; and,
 - f. The use of native species wherever possible.

23. The rezoning of the property shall require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will 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:
- Pre-blast survey of surface structures and infrastructure within affected area
 - Trial blast activities
 - Procedures during blasting
 - Procedures for addressing blasting damage complaints
 - Blast notification mechanism to adjoining residences
 - Structural stability of exposed rock faces
- d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
24. Block 16 shall be transferred to the City of Greater Sudbury upon the registration of the plan of subdivision.
25. The owner shall agree to construct a fence along the easterly limit of Lot 7 and Lot 8 to the satisfaction of the Director of Leisure Services.
26. The owner shall agree to install a fence along the limits of Block 16 prior to the occupancy of dwellings on lots 7 and 8 and develop a path in Block 16 all to the satisfaction of the Director of Leisure Services.
27. a. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
- i. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - ii. That the home/business mail delivery will be from a designated Centralized Mail Box; and,
 - iii. That the owner be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales.

- b. The owner further agrees to:
 - i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
 - ii. Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes; and,
 - iii. Identify the pad above on the engineering servicing drawings. The pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - c. The owner is required to determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
28. That prior to the signing of the final plan, the owner/applicants shall contact the Sudbury District Ministry of Environment, Conservation and Parks (MECP), and satisfy all requirements set out of the Province of Ontario under the Endangered Species Act, 2007. In addition, the owners/applicants shall, to the satisfaction of the Director of Planning Services, demonstrate that all requirement set out by the Province of Ontario under the Endangered Species Act have been satisfied prior to any site alteration or development taking place on the subject lands.
29. 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.
30. 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 Development and the General Manager of Growth and Infrastructure.
31. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivide land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to the development.

Jack Nicholas Subdivision, Change of Condition

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-6/10002

Report Summary

This report provides a recommendation regarding a request to delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury.

Resolution

THAT the City of Greater Sudbury’s delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon, File # 780-6/10002, in the report entitled “Jack Nicholas Subdivision, Change of Condition”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025, as follows:

- By deleting Condition #41.
“41. The owner shall prepare urban design guidelines for the plan of subdivision, which shall provide recommendations respecting, but not limited to, building design and massing, building materials, landscaping, parking lot design, lighting, paving, fencing and signage, to the satisfaction of the Director of Planning Services.”

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

The request is an operational matter under the Planning Act to which the City is responding. The request does not affect the 2019-2027 City of Greater Sudbury Strategic Plan or the Community Energy and Emissions Plan (CEEP).

Financial Implications

There are no financial implications associated with this report.

Report Overview

The owner has requested to delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury. The Planning Services Division is recommending approval of the application.

Staff Report

Applicant:

1777222 Ontario Ltd. & 1777223 Ontario Ltd.

Location:

PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon (Kingsway Boulevard, Sudbury)

Request:

To delete a condition of development of a draft plan of subdivision approval for the subject lands (File #780-6/10002) in the community of Sudbury.

Background:

The City received a request from the owner on February 20, 2025 to delete Condition #41 from the list of conditions to be met prior to development of a plan of subdivision for the subject lands. Condition #41 states:

'41. The owner shall prepare urban design guidelines for the plan of subdivision, which shall provide recommendations respecting, but not limited to, building design and massing, building materials, landscaping, parking lot design, lighting, paving, fencing and signage, to the satisfaction of the Director of Planning Services.'

The Jack Nicholas Business & Innovation Subdivision was draft approved on October 26, 2010 to enable development of an industrial/business park. The lands are currently zoned to permit a variety of industrial uses. The lapsing date on the draft approval was extended in 2014, 2016, 2018, 2020, 2022 and 2024. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on October 26, 2026.

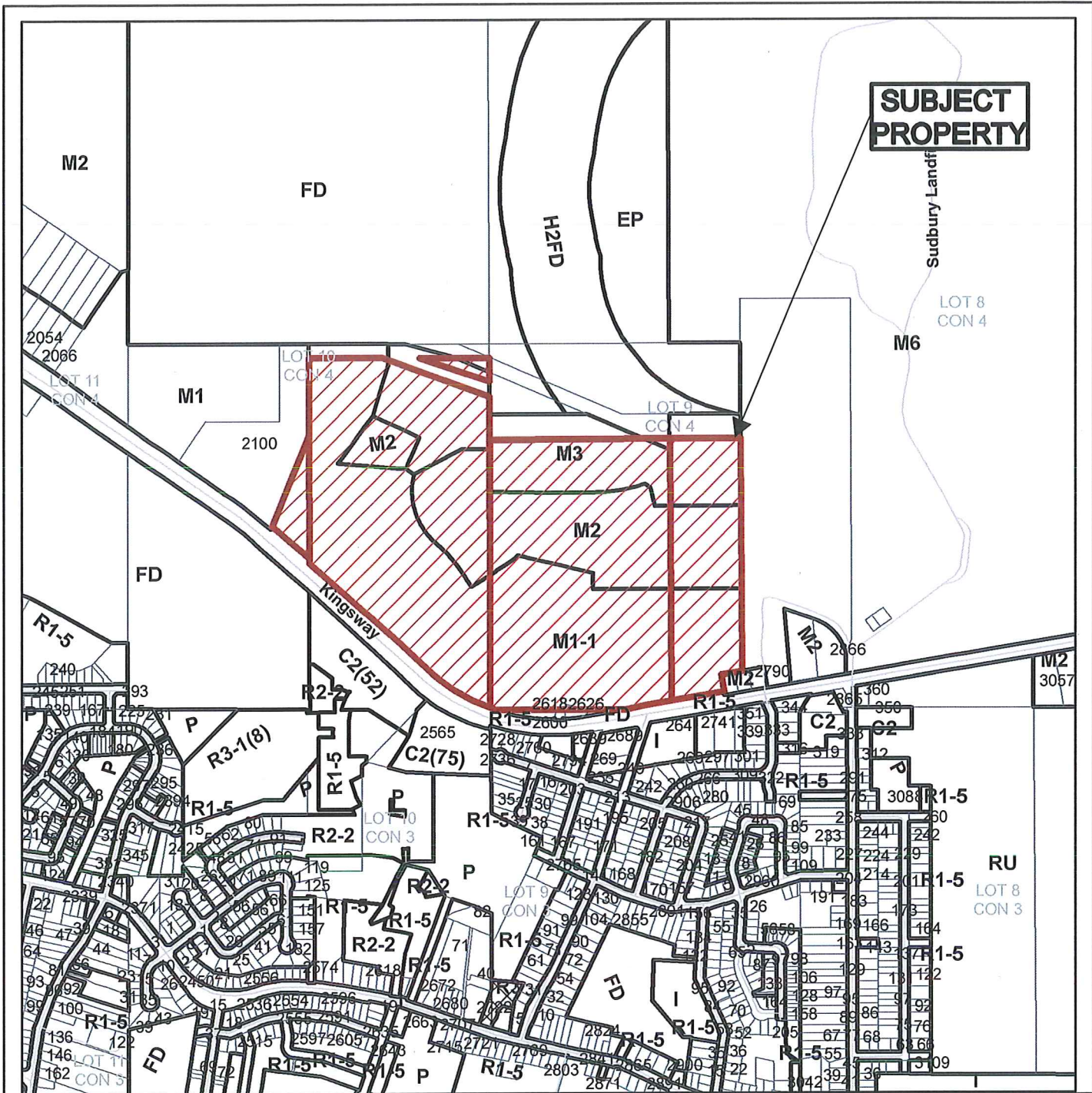
Condition #41 was implemented as a result of PL2018-45 which was passed by Planning Committee on March 28, 2018 and ratified by Council on April 10, 2018, to approve a rezoning to permit a recreation and community centre in the form of a public arena on a portion of the subject lands. With the cancellation of the Kingsway arena project there is no longer a need for urban design guidelines for the plan of subdivision.

Staff has not circulated any departments or agencies given the subject matter of the condition.

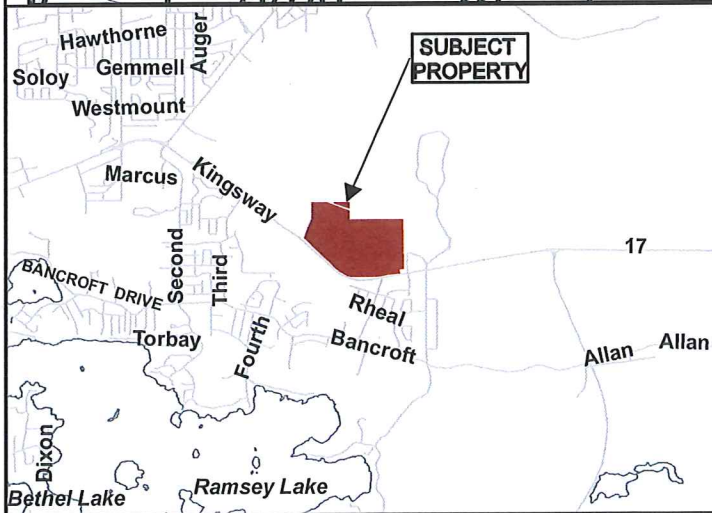
The owner has advised that since the City's cancellation of the Kingsway arena project there has been considerable interest from the private sector for locating their business within the subdivision. Site work and the design of the subdivision is underway.

Recommendation:

The Planning Services Division has reviewed the request to delete Condition #41 from the list of conditions to be met prior to development of a plan of subdivision for the subject lands, and has no objections to the requested change of conditions. It is recommended that Condition #41 be deleted in its entirety, as described in the Resolution.



SUBJECT PROPERTY



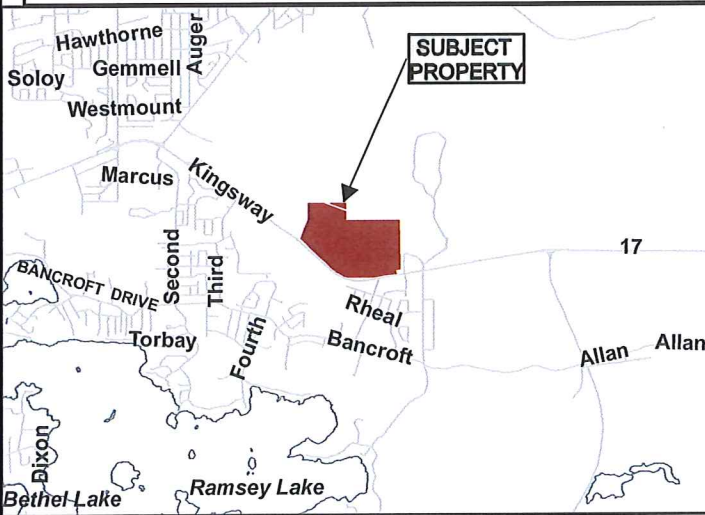
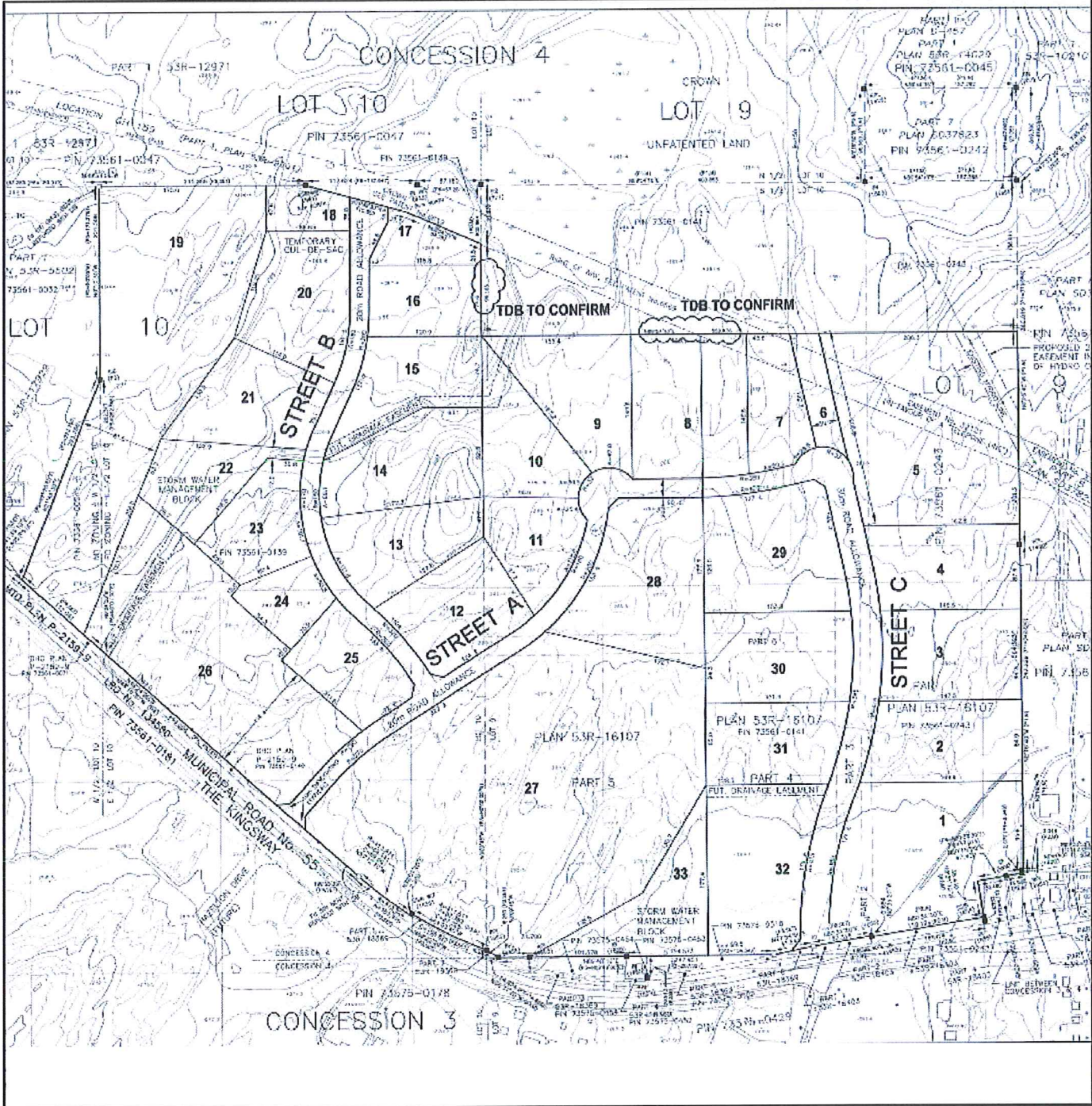
SUBJECT PROPERTY

Growth and Development Department



Subject Property being PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Con. 4, Twp. of Neelon, Sudbury, City of Greater Sudbury

Sketch 1 751-6/10-20 & 780-6/10002
 NTS Date: 2016 10 24



**Growth and Development
Department**



Subject Property being PINs 73561-0258,
73561-0261 & 73561-0264, Lots 9 & 10,
Con. 4, Twp. of Neelon, Sudbury,
City of Greater Sudbury

Sketch 1 751-6/10-20 & 780-6/10002
NTS Date: 2016 10 24

CITY OF GREATER SUDBURY 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 PINs 73561-0261, 73561-0264, 73561-0258, Lots 9 & 10, Concession 4, Township of Neelon prepared by Terry DelBosco O.L.S., dated May 7, 2010.
2. That the street(s) shall be named to the satisfaction of the City.
3. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the City in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the City against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
8. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development
10. That this draft approval shall lapse on October 26, 2026.
11. That Street A and Street C shall be constructed to an urban collector standard with sidewalks on both sides of the roadway, crosswalks or pedestrian crossovers as required for pedestrian circulation and an asphalt surface width sufficient to accommodate the lane requirements as determined in the Final Traffic Study to the satisfaction of the General Manager of Growth and Infrastructure.

12. That access to the Kingsway will be restricted to Street "A" and Street "C" only and that a 0.3 m reserve be placed across the remainder of the Kingsway frontage.
13. That Street "B" terminate at the north limit of the property such that it can be extended northerly in the future.
14. We require that the owner provide adequate sight distance on the east approach of the Kingsway and Street "A".
15. The owner is required to undertake a Traffic Impact Study to identify any roadway improvements or upgrades to traffic control that is required to accommodate the development. The owner further agrees to participate in the cost of any improvements on upgrading identified in that study to the satisfaction of the General Manager of Growth and Infrastructure.
16. 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 including an elevation of the water table within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O.Reg. 406/19.
17. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties. A lot grading agreement shall be registered on title, if required, to the satisfaction of the Director of Planning Services and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the associated lot grading agreement.
18. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City and the Nickel District Conservation Authority. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
- The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 10 year design storm.
- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- "Enhanced" level must be used for the design of stormwater quality controls and 20% overcontrol of peak flows as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Ramsey Lake Subwatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.
- A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Stormwater Management Guide and Engineering Design Standards.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

19. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
20. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
21. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
22. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
23. 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.
24. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction.
25. That the applicant/owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
26. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
27. 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.

28. That 2 % of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for park purposes or alternatively, 2% of the cash value of the land to be paid to the City in accordance with Section 51.1 (1) of the Planning Act.
29. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
 - a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That the mail delivered will be from a designated Community Mail Box.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any sales.
 - b) The owner further agrees to:
 - i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Three Community Mail Box modules are required to be located on the northeast side of the intersection of Street A and Street B. Canada Post will need to be informed of the excavation date for the first foundation, the date development work is scheduled to begin, when the pads are in place, and expected installation date for the Community Mailboxes.
 - ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
 - iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.”
30. That a notice be registered on lots 4, 5, 6, 7, 8 and 9 as shown on the proposed draft plan indicating that these lots abut a long term waste diversion site.
31. That the draft plan be revised in order to ensure that all lots have access from the internal road network, as access to the Kingsway is restricted to proposed Street A and Street C.
32. That the owner provide a landscaping plan detailing tree planting along the boundaries of any wetlands and the drainage course, to the satisfaction of the Director of Planning Services.

33. The Owner 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.
34. The Owner agrees that the blasting consultant shall be retained by the owner 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.
35. The Owner agrees that the geotechnical report in Condition 33 will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - a. Pre-blast survey of surface structures and infrastructure within affected area;
 - b. Trial blast activities;
 - c. Procedures during blasting;
 - d. Procedures for addressing blasting damage complaints;
 - e. Blast notification mechanism to adjoining residences; and,
 - f. Structural stability of exposed rock faces.
36. The Owner agrees that the geotechnical report required in Conditions 33 and 35 shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
37. The developer agrees that should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as required in Conditions 34, 35 and 36 as a minimum prior to its issuance.
38. That a sidewalk be constructed on the north side of the Kingsway between Levesque Street and the westerly public road connection to the subdivision to the satisfaction of the General Manager of Growth and Infrastructure.
39. 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.

40. 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.
41. The owner shall prepare urban design guidelines for the plan of subdivision, which shall provide recommendations respecting, but not limited to, building design and massing, building materials, landscaping, parking lot design, lighting, paving, fencing and signage, to the satisfaction of the Director of Planning Services.
42. Deleted.
43. 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 lands after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.
44. The owner must identify the limits of the wetlands within the entire site. Wetlands must be mapped by a qualified professional (Ontario Wetland Evaluation System certified). Development must comply with Conservation's Sudbury wetland guidelines.

Street Naming – Whitewater Lake Subdivision

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Robert Webb Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	

Report Summary

This report provides a recommendation regarding a request to name the currently unnamed private roads within the Whitewater Lake subdivision.

Resolution

THAT the City of Greater Sudbury approves the naming of the private roads as shown on Plan 53R-20059 as Deep Bay Road, Dusty Road, and Whispering Willows Road East as outlined in the report entitled Street Naming – Whitewater Lake Subdivision, from the General Manager of Growth and Infrastructure, dated March 6 2025;

AND THAT the necessary By-law be prepared.

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

The request to name the private roads within the Whitewater Lake subdivision is an operational matter under By-law 2006-266, the City's Street Naming and Numbering Policy, to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

This report reviews a request by the residents of the Whitewater Lake subdivision to name their currently unnamed private roads to Deep Bay Road, Dusty Road, and Whispering Willows Road East to allow for more accurate addressing for purposes such as emergency response. The new residential properties were created as water access only lots through the development of the Whitewater Lake subdivision. Subsequent to the creation of these lots, the developer built a driveway from this area northerly to St. Agnes Street and through court order had Fire Route P1 permanently closed, removing the original emergency access to the original properties in this area. The Planning Services Division is recommending that the application be approved as outlined and noted in the Resolution section of this report.

Staff Report

Plan 53M-1410 (print attached) was registered on June 4, 2013, and shows sixteen residential properties developed as seasonal limited service (SLS) water access only properties as a result of an Ontario Municipal Board decision dated April 8, 2011. This plan also shows seven existing SLS properties containing six dwellings immediately east of Lot 10 on the plan. The City was approached by an individual representing the property owners enquiring about naming the private roads they have built to access these properties. After discussions with all property owners regarding specific road names, it was agreed that providing names for these private roads would be acceptable.

Planning Services staff, with input from the representative of the property owners and votes by the individual property owners, have identified that it would be appropriate to name the private road that accesses lots 1 to 10 as Deep Bay Road, the private road that access the six existing dwellings as Dusty Road, and the private road that accesses lots 11 to 16 as Whispering Willows Road East (sketch attached).

The Street Naming and Numbering Policy attached as Schedule A to By-law 2006-266 includes as part of the street naming criteria that duplicate names with the same parent name but different designation should be avoided (i.e. Smith Street, Smith Road). In this regard, it is noted that there are no other forms of Deep Bay Road or Dusty Road within the City of Greater Sudbury and the only other form of Whispering Willows Road East is Whispering Willows Road which connects this area to St. Agnes Street to the north.

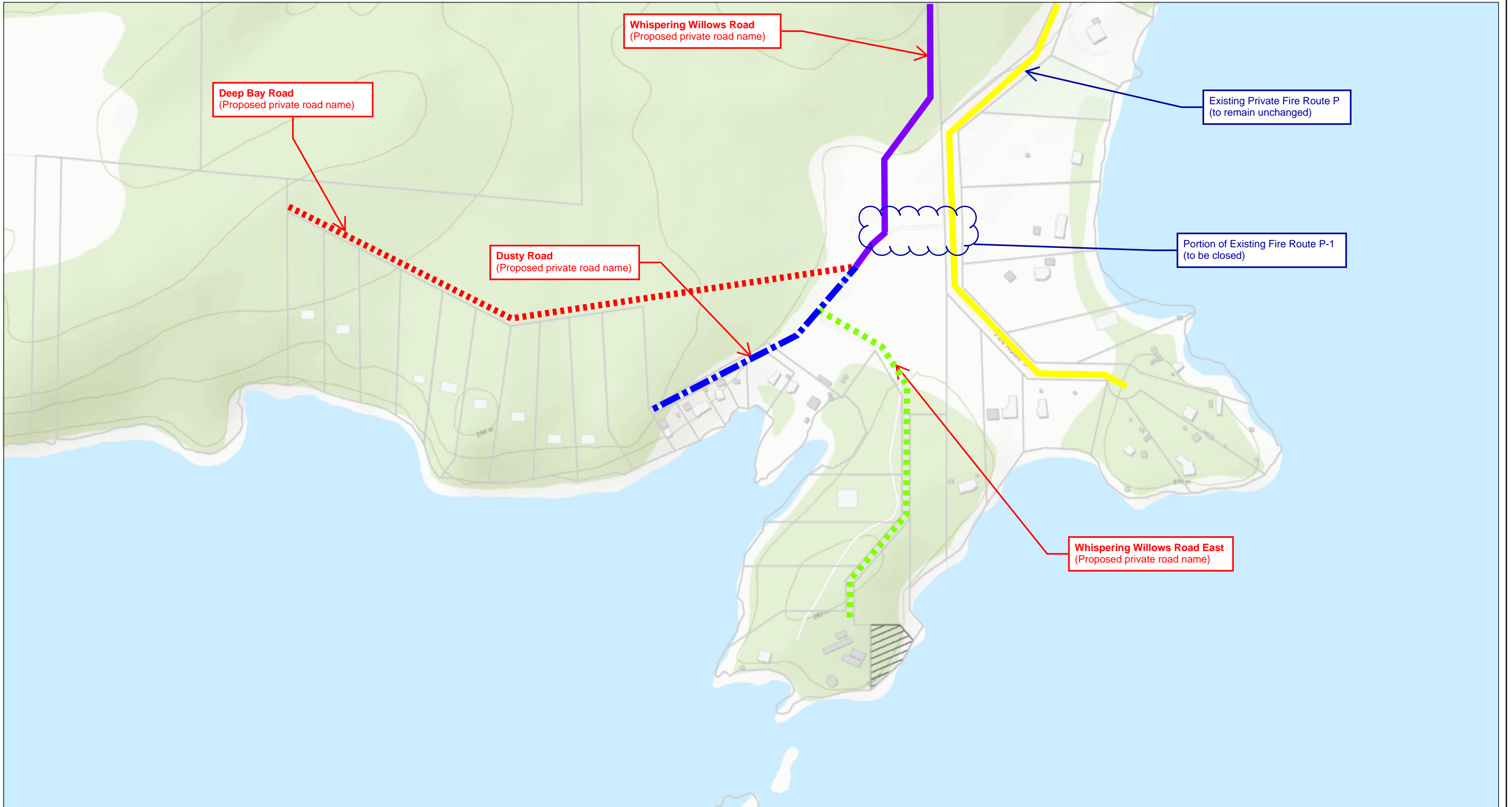
There are twenty-two addresses assigned in this area and all have been involved in the process of naming these roads and do not oppose this change. All parties fully understand that once a by-law is enacted to name the private roads, they must provide their own private street name signs, and that they must change all of their applicable documents to reflect their street name change.

Notice was given to Emergency Services and Greater Sudbury Police Services with no negative response to the proposed change.

In conclusion it is recommended that the City pass the necessary By-law to name the unnamed private roads to Deep Bay Road, Dusty Road, and Whispering Willows Road East.

Conclusion

Staff recommends approval of the request as described in the Resolution section on the basis that it is consistent with the Street Naming and Numbering Policy, all parties agree with the proposed name, and it allows the residents the modification to the street name they were seeking.



0.2 0 0.10 0.2 Miles
Scale 1: 6,387

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

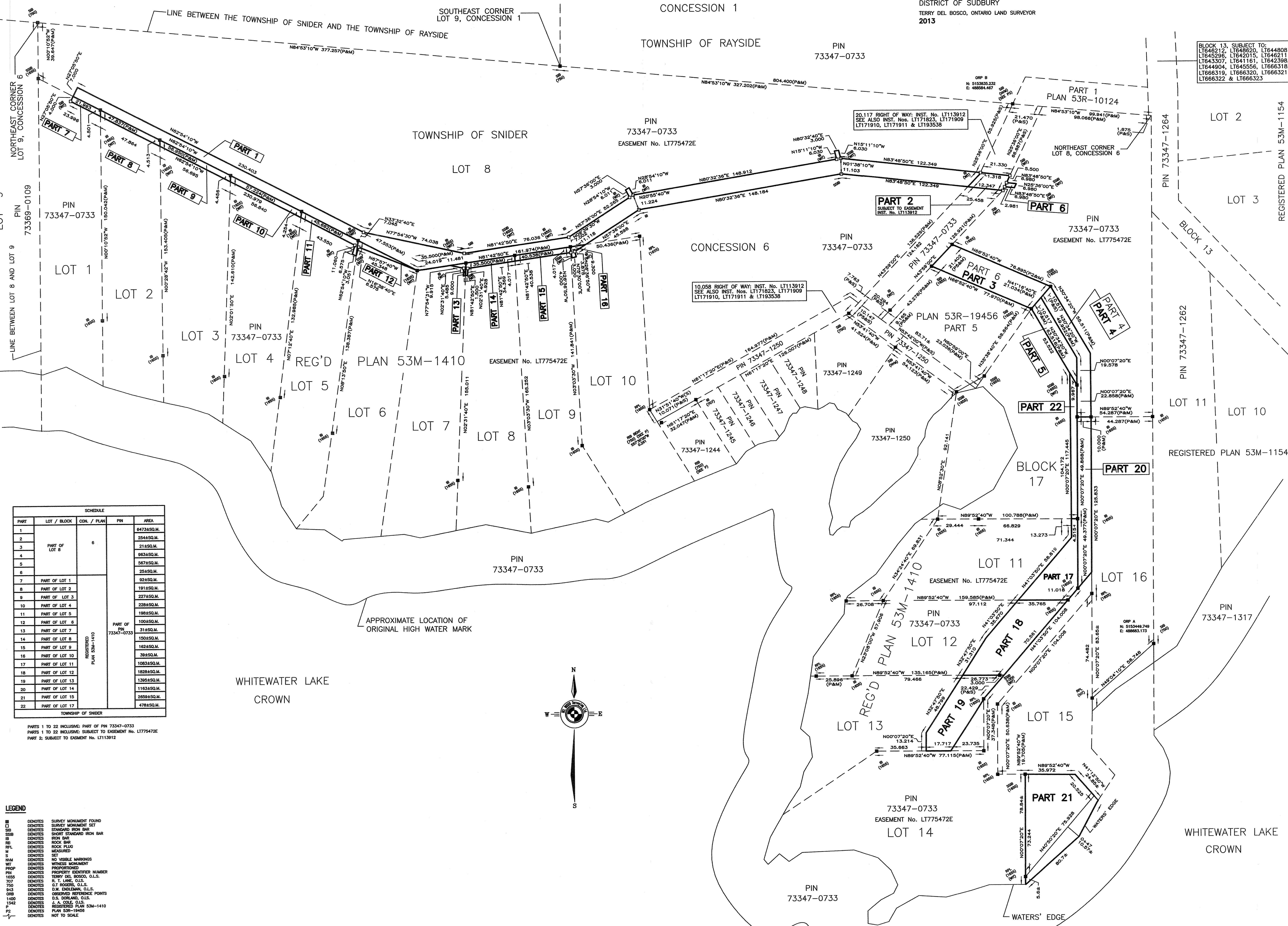
Notes

POINT ID	NORTHING	EASTING
ORP A	5153448.740	486663.173
ORP B	5153335.232	485854.467

MEASURED BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS). UNDERLING PLAN BEARINGS ARE ASTROMONOMIC BEARINGS. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999553.

PLAN OF SURVEY OF
**PART OF LOT 8
 CONCESSION 6**
 AND
PART OF LOTS 1 TO 15 INCLUSIVE
 AND
PART OF BLOCK 17
REGISTERED PLAN 53M-1410
 GEOGRAPHIC TOWNSHIP OF SNIDER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
 2013

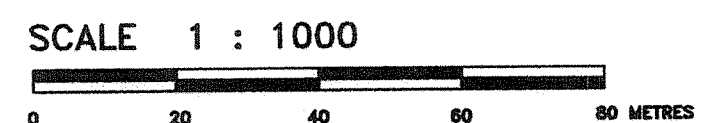
PLAN 53R-20059
 RECEIVED AND DEPOSITED
 2-03/04/11
 TERRY DEL BOSCO
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND
 TITLES DIVISION OF SUDBURY
 I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT.
 JUNE 5, 2013
 DATE
 TERRY DEL BOSCO, O.L.S.



PART	LOT / BLOCK	CON. / PLAN	PIN	AREA
1	PART OF LOT 8	6	73347-0733	64736SQ.M.
2				25466SQ.M.
3				21850.M.
4				963350.M.
5				567750.M.
6				25850.M.
7	PART OF LOT 1	PART OF PIN 73347-0733 REGISTERED PLAN 53M-1410	73347-0733	92450.M.
8	PART OF LOT 2			191850.M.
9	PART OF LOT 3			227450.M.
10	PART OF LOT 4			228850.M.
11	PART OF LOT 5			198850.M.
12	PART OF LOT 6			100850.M.
13	PART OF LOT 7			31850.M.
14	PART OF LOT 8			150850.M.
15	PART OF LOT 9			162850.M.
16	PART OF LOT 10			39850.M.
17	PART OF LOT 11			1083850.M.
18	PART OF LOT 12			1828850.M.
19	PART OF LOT 13			1395850.M.
20	PART OF LOT 14			1163850.M.
21	PART OF LOT 15			2659850.M.
22	PART OF LOT 17	478850.M.		

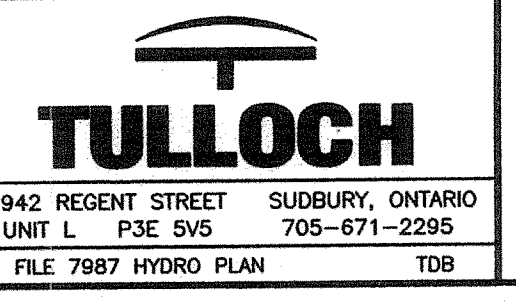
PARTS 1 TO 22 INCLUSIVE: PART OF PIN 73347-0733
 PARTS 1 TO 22 INCLUSIVE: SUBJECT TO EASEMENT No. L1775472E
 PART 2: SUBJECT TO EASEMENT No. L1113912

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES ROCK BAR
 - DENOTES ROCK PLUG
 - DENOTES MEASURED
 - DENOTES SET
 - DENOTES NO VISIBLE MARKINGS
 - DENOTES WITNESS MONUMENT
 - DENOTES PROPORTIONED
 - DENOTES PROPERTY IDENTIFIER NUMBER
 - 1855 DENOTES TERRY DEL BOSCO, O.L.S.
 - 750 DENOTES G.T. ROGERS, O.L.S.
 - 1542 DENOTES D.W. DUNDEAK, O.L.S.
 - ORP DENOTES OBSERVED REFERENCE POINTS
 - 1400 DENOTES O.S. WARD, O.L.S.
 - 1542 DENOTES J.S. COLE, O.L.S.
 - PS DENOTES REGISTERED PLAN 53M-1410
 - PS DENOTES PLAN 53R-19456
 - DENOTES NOT TO SCALE



NOTE
 THE HIGH WATER MARK / LIMIT OF WHITEWATER LAKE AT THE TIME OF THIS SURVEY, AND AS LOCATED HERE ON FORMS THE WATER SIDE LIMITS OF LOT 1 TO 18 INCLUSIVE AND BLOCK 17.
 THE PORTION OF PIN 73347-0733 LYING IN THE TOWNSHIP OF SNIDER THAT EXTENDS UNDER THE WATERS OF WHITEWATER LAKE AT ITS PRESENT LEVEL TO THE ORIGINAL HIGH WATER MARK OF THE SAID LAKE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF SNIDER HAS NOT BEEN RELOCATED IN THE COURSE OF THIS SURVEY. (SEE INST. No. L1413864)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY, 2013.
 JUNE 5, 2013
 DATED AT SUDBURY, ONTARIO
 TERRY DEL BOSCO, O.L.S.



NOTE
 DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

101-101

PLAN 53M-1410

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SUDBURY AT 14:04 O'CLOCK ON THE 4TH DAY OF JUNE 2013 AND ENTERED IN THE REGISTER FOR PIN 73347-0733 SECTION AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT No. 50257884

THIS PLAN LAYS OUT PART OF PIN 73347-0733 SUBJECT TO EASEMENT No. LT775472E (EFFECTS ALL OF LOTS 1 TO 16 INCLUSIVE AND BLOCK 17)

PLAN OF SUBDIVISION OF PART OF LOT 8 CONCESSION 6 GEOGRAPHIC TOWNSHIP OF SNIDER CITY OF GREATER SUDBURY DISTRICT OF SUDBURY TERRY DEL BOSCO, O.L.S. 2013

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990, THIS 15TH DAY OF APRIL 2013

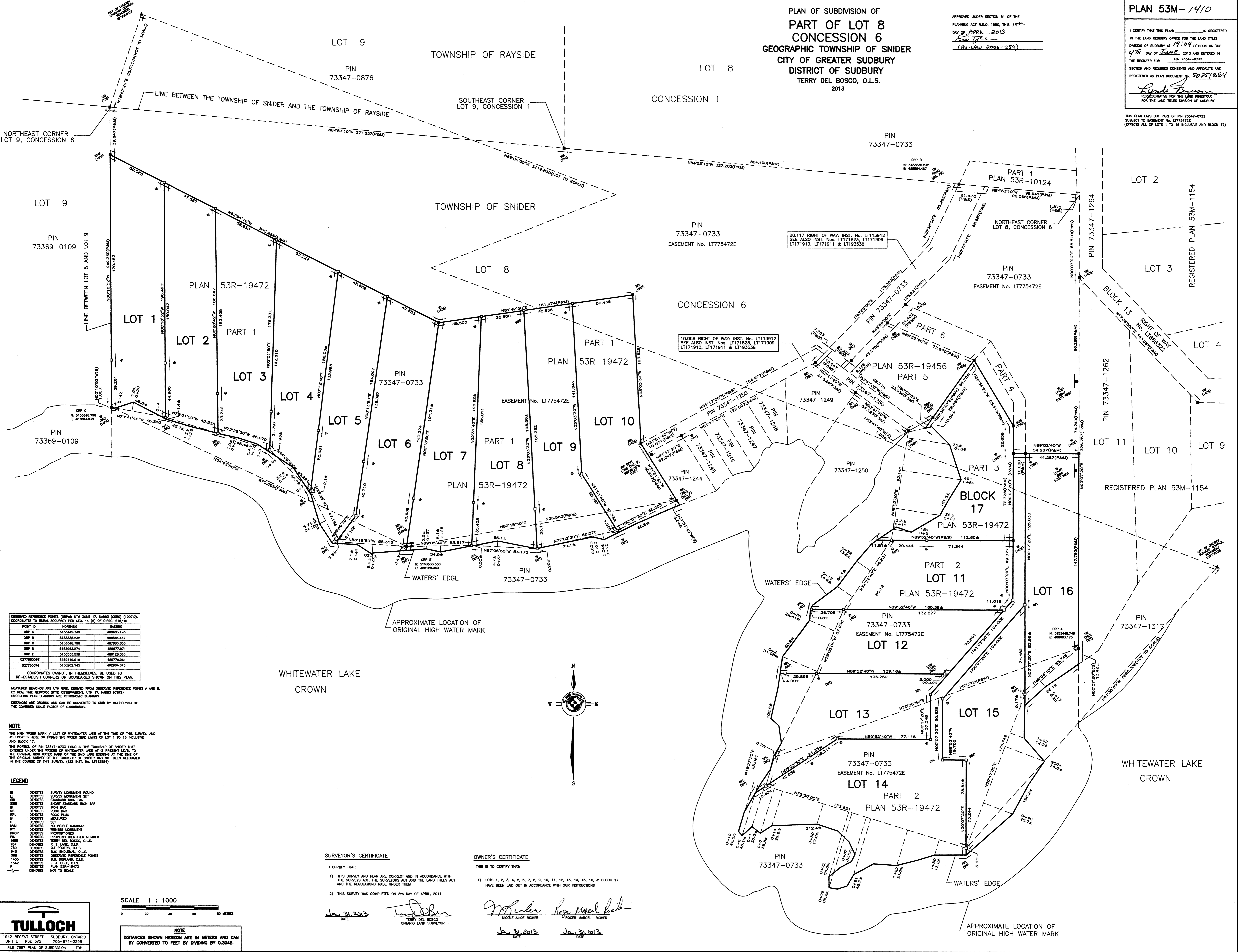
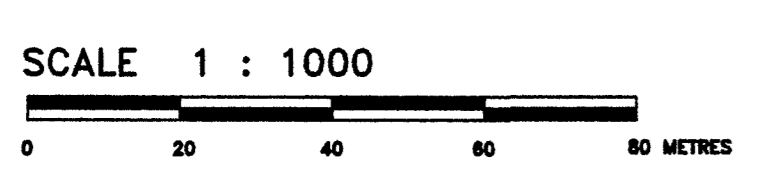


Table with 2 columns: POINT ID, COORDINATES. Lists observed reference points (ORP) A through E with their respective coordinates.

MEASURED BEARINGS ARE UTI GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CGRS) UNDERLAIN PLAN BEARINGS ARE ASTROMONOMIC BEARINGS

NOTE THE HIGH WATER MARK / LIMIT OF WHITEWATER LAKE AT THE TIME OF THIS SURVEY, AND AS LOCATED HERE ON FORMS THE WATER SIDE LIMITS OF LOT 1 TO 16 INCLUSIVE AND BLOCK 17.

- LEGEND: Symbols for survey monuments, iron bars, rock bars, rock pins, measured points, witness monuments, property identifier numbers, etc.

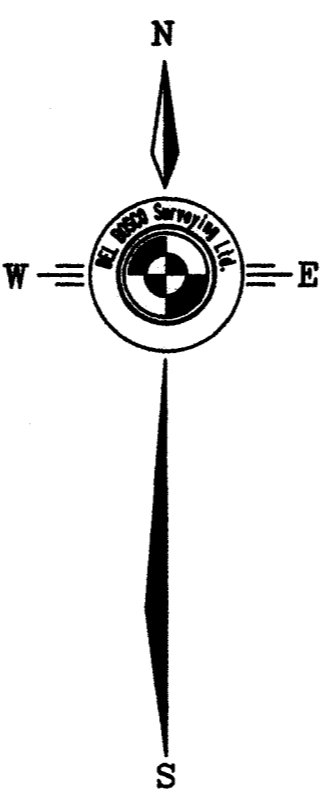


TULLOCH logo and contact information: 1942 REGENT STREET SUDBURY, ONTARIO UNIT L P3E 5V5 705-671-2295 FILE 7987 PLAN OF SUBDIVISION TDB

NOTE DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE: I CERTIFY THAT: 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT... 2) THIS SURVEY WAS COMPLETED ON 8th DAY OF APRIL, 2011

OWNER'S CERTIFICATE: THIS IS TO CERTIFY THAT: 1) LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & BLOCK 17 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS



**Vacant Land North of 257 Montee
Genereux, Chelmsford – Declaration of
Surplus Land**

Presented To: Planning Committee

Meeting Date: April 14, 2025

Type: Routine Management Reports

Prepared by: Josee Pilon-Jacques
Real Estate

Recommended by: General Manager of
Corporate Services

File Number: N/A

Report Summary

This report provides a recommendation regarding a surplus vacant land north of 257 Montee Genereux, Chelmsford.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land north of 257 Montee Genereux, Chelmsford, legally described as SRO, PIN 73347-1700(LT), Part 4 on Plan 53R-20245, Township of Rayside, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting landowner to the south, 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 “Vacant Land north of 257 Montee Genereux, Chelmsford – Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 14, 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 1,740 sq. m. (18,729 sq.ft.) in size and is zoned ‘RU’ (rural). The location of the subject land is identified on the attached Schedule ‘A’ and a photograph is shown on Schedule ‘B’.

In 2014, the subject land, together with a portion of Montee Genereux, was transferred to the City for road purposes.

Recently, the Real Estate Section received a request to sell the subject land from the abutting landowner to the south (the Applicant).

The proposal to declare the subject land 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 comments and requirements were identified:

- Linear Infrastructure Services advised that the land is not required for road purposes and has no objection with the proposed sale.
- Conservation Sudbury advised that the property is completely wetland and future development, including the placement of fill, is prohibited without permission of Conservation Sudbury. The Applicant should be provided with this information.
- Planning Services advised the property is not recommended for land banking for the purpose of affordable housing.
- Building Services noted the subject land is zoned 'RU' - Rural, which aligns with the adjacent properties.

No further comments were received.

The information received from Conservation Sudbury will be addressed in the agreement of purchase and sale through an acknowledgement.

If approved, the land will be declared surplus to the City's needs and offered for sale to the abutting landowner to the south (the Applicant).

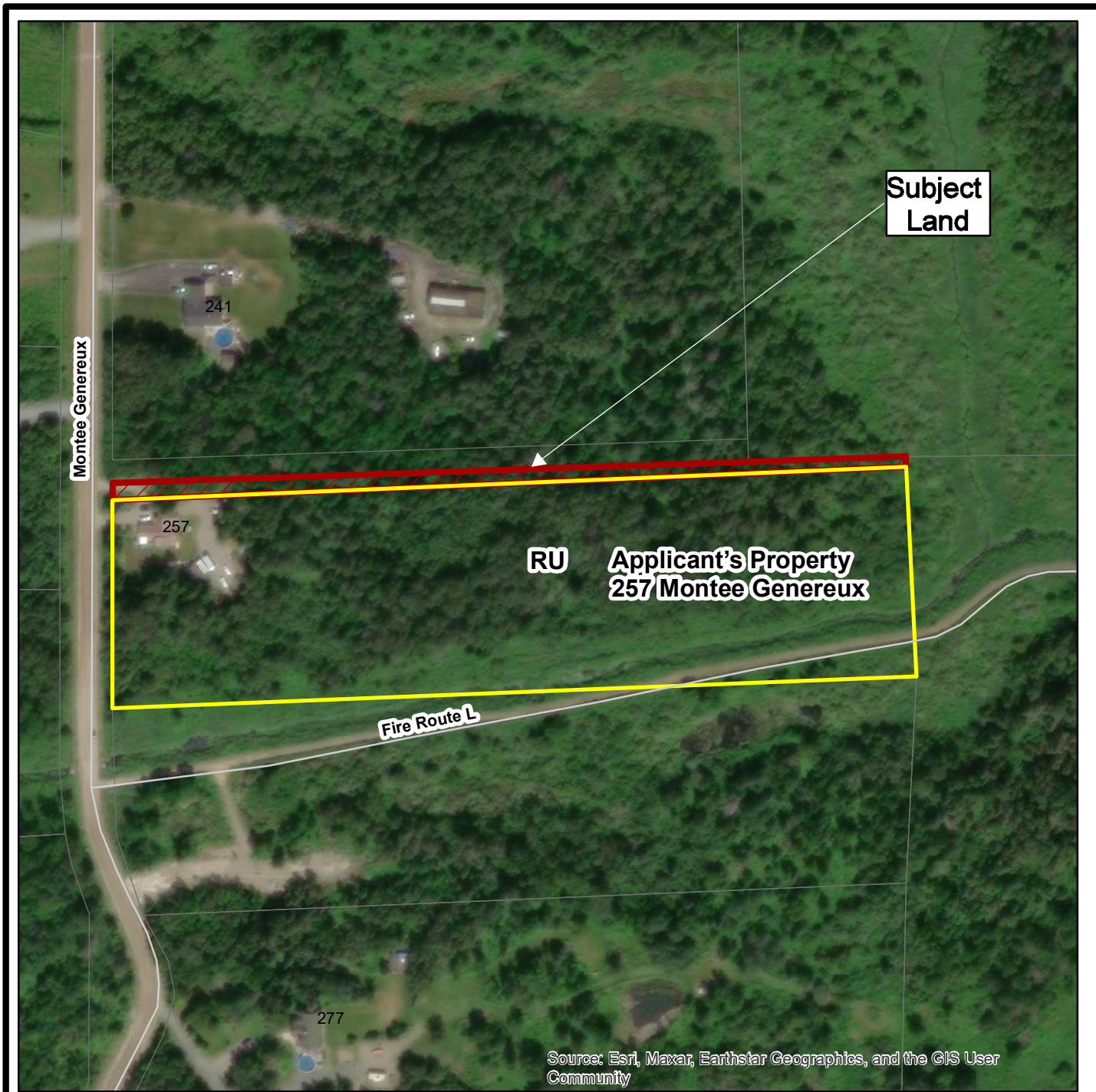
A further report will follow with respect to the sale transaction.

Resources Cited

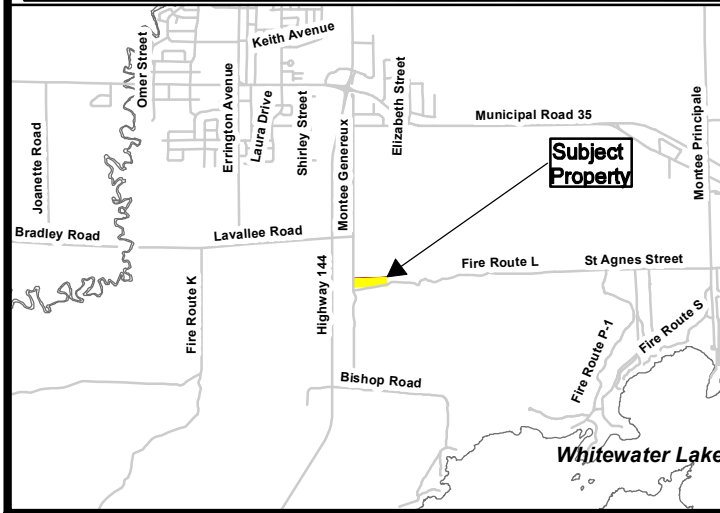
Property By-law 2008-174, as amended.

<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



Land (north of) 257 Montee Genereux,
Chelmsford



Part of PIN 73347-1700(LT),
Part 4 on Plan 53R-20245,
Township of Rayside,
City of Greater Sudbury

NTS

Date: 2024 07 18

Schedule 'B'

Re: Vacant Land North of 257 Montee Genereux, Chelmsford
Declaration of Surplus Land



View from Montee Genereux facing east

Vacant Land North of Kingsway, Sudbury – Declaration of Surplus Land

Presented To:	Planning Committee
Meeting Date:	April 14, 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 north of the Kingsway, Sudbury.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land north of the Kingsway, Sudbury, legally described as part of PIN 73561-0095(LT) and part of PIN 73561-0094(LT), being part of Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owner to the north 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 “Vacant Land North of Kingsway, Sudbury – Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 14, 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 45 metres in width by 42 metres in depth (147 ft x 137 ft) and is zoned ‘M2’ – Light Industrial. The location of the subject land is identified on the attached Schedule ‘A’ and photographs are shown on Schedule ‘B’.

In 2004, the City of Greater Sudbury purchased the land for municipal purposes, specifically for road widening and future municipal landfill purposes. At the time of purchase, three metres of frontage along the Kingsway was dedicated as public highway and forms part of the City Road system.

Recently, the Real Estate Section received a request to sell the subject land from an abutting landowner to the northwest (the Applicant).

The proposal to declare the subject land 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 comments and requirements were identified:

- Environmental Services advised that the subject land does not form part of the Sudbury Landfill Environmental Compliance Approval (ECA) and has no objections with the disposal of the land.
- Traffic and Transportation requested that the City retain a 4.1 metre strip across the frontage of the property for road purposes, together with a 0.3 metre reserve to restrict access to the Kingsway.
- Linear Infrastructure Services -Distribution and Collections noted that water services to the north side of the Kingsway at this location would require a watermain extension
- Building Services advised the Applicant should be aware that the subject property is zoned Light Industrial, whereas the Applicant's lands are zoned Business Industrial. Consolidation of lands would create mixed zoning, and an approved Rezoning Application may be required. The Applicant should also be aware that the property is located in an area of Source Water Protection.
- Planning Services advised the property is not recommended for Land Banking for the purpose of affordable housing.
- Conservation Sudbury advised the property does not contain any features regulated by Conservation Sudbury.
- Greater Sudbury Hydro requested a 4-metre frontage easement along the Kingsway to protect existing infrastructure
- Enbridge Gas Inc. advised they have no requirements for the property but noted an abandoned pipe on the east side of the property.

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 land will be declared surplus to the City's needs and offered for sale to the abutting property owner (the Applicant).

A further report will follow with respect to any future sale transaction.

Resources Cited

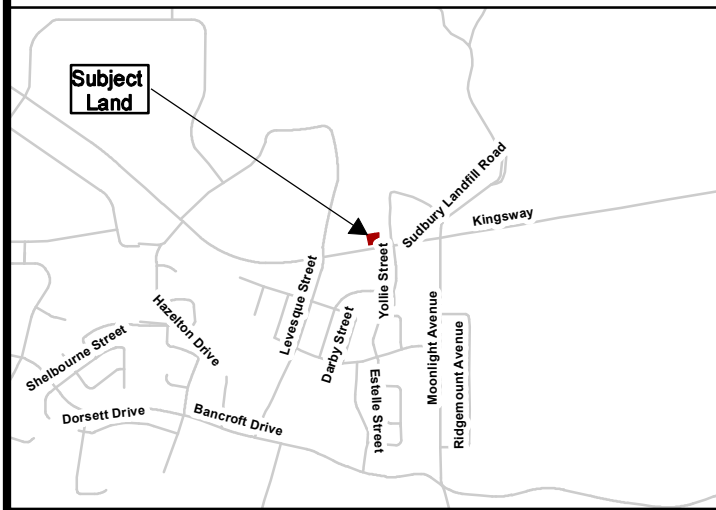
Property By-law 2008-174, as amended.


<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



<p>0 Kingsway & West Part of 2784 Kingsway, Sudbury</p>		
<p>PIN 73561-0095 & Part of PIN 73561-0094, Part of Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury</p>		
<p>NTS</p>	<p>Date: 2024 01 14</p>	

Schedule 'A'

Re: Vacant Land North of Kingsway, Sudbury
Declaration of Surplus Land



View looking north from the Kingsway



View looking north from the Kingsway

Moxam Landing Road, Lively – Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Meeting Date:	April 14, 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 north of Moxam Landing Road, Lively.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land north of Moxam Landing Road, Lively, legally described as PIN 73372-0040(LT), being Part 3 on Plan 53R-7039, part of Lot 2, Concession 5, Township of Waters, City of Greater Sudbury;

AND THAT the land 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 “Moxam Landing Road, Lively – Declaration of Surplus Vacant Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 14, 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 7 acres in size and is zoned ‘RU’ – Rural. The location of the subject land is identified on the attached Schedule ‘A’ and a photograph of the subject land is shown on the attached Schedule ‘B’.

In 2004, the City of Greater Sudbury became the registered owner of the subject land through the vesting of title, subsequent to a failed tax sale.

Recently, the Real Estate Section received a request to sell the subject land from an abutting landowner to the west.

The proposal to declare the subject land 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 and requirements were identified:

- Planning Services advised the property is not recommended for land banking for the purpose of affordable housing given that it is located outside of the settlement area.
- Conservation Sudbury advised they have no objection to the sale of the property. However, there are some hazards on the property that will restrict development, including flood hazard, watercourses and associated erosion hazards and wetlands. Generally, development is prohibited in all hazards, and within 12m of wetlands, and 15m of watercourses. There is a sufficient building envelopment area to support residential development. Development of the property will require a permit from Conservation Sudbury.
- Infrastructure Capital Planning advised there is a major watercourse within and along the easterly boundary of this property. A survey plan should be prepared by an OLS to define the alignment, top of bank, any obstructions, and invert elevations. Based on this plan, an easement will be required to capture the creek and to allow access along the creek for future access and maintenance.
- The City's Roads Operations Engineer confirmed that the road fronting the subject property is maintained by the City year-round. It is considered to have been assumed as a public road, although the City ownership of the road is not reflected in the Land Titles office.
- Building Services has no objection or conditions with the proposal. As the City's Zoning By-law requires frontage on an assumed road, Building Services advised that when reviewing a building permit application for a property such as the subject, it considers only the public road status. As a result, ownership of the road should not adversely affect the use of the land.

Conditions and requirements received through the circulation process will form part of the terms and conditions of 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

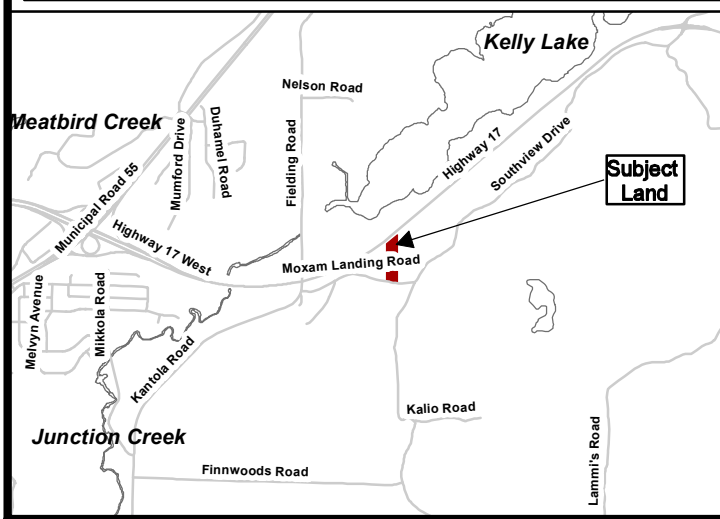
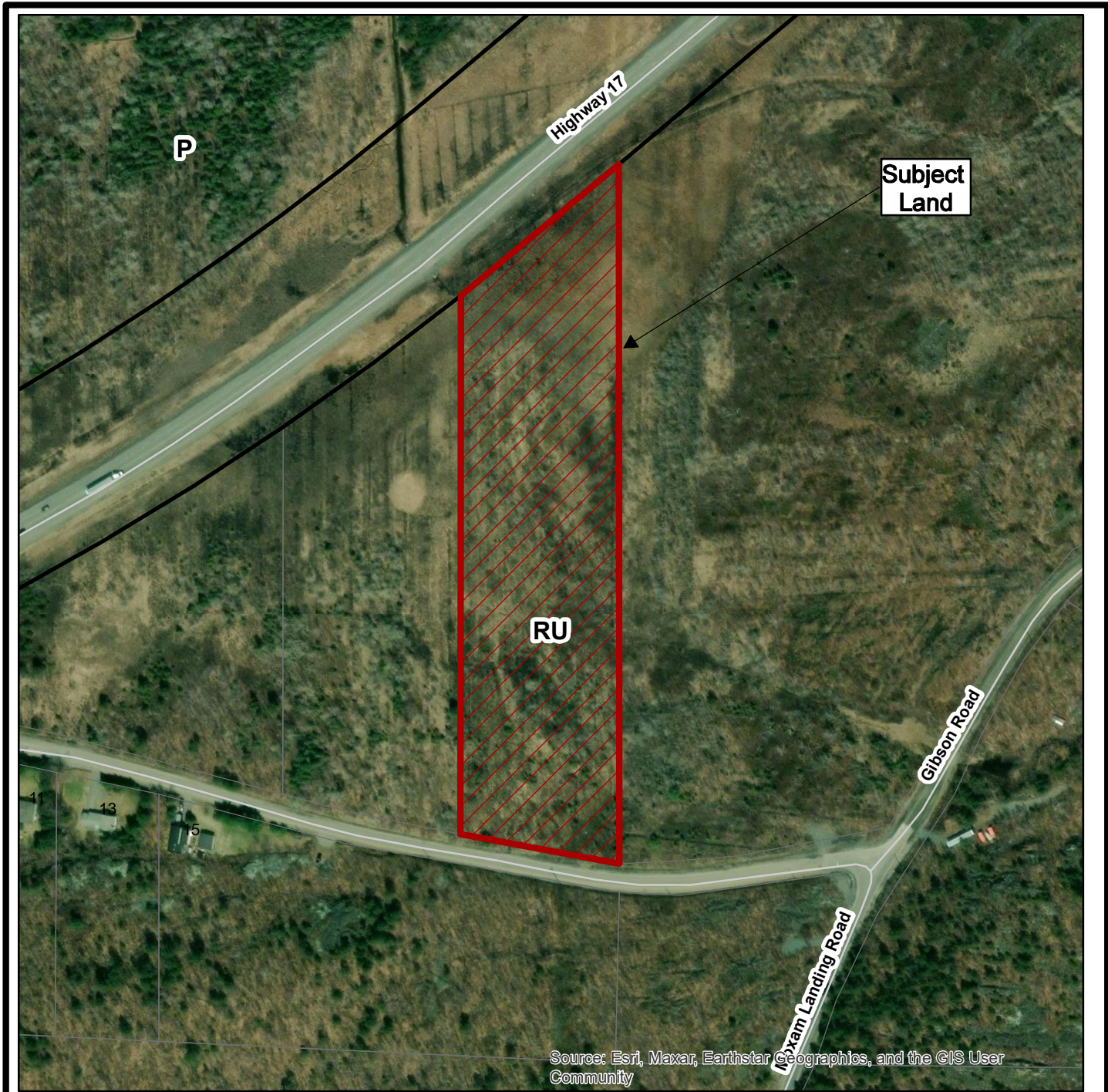
Property By-law 2008-174, as amended.


<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

Zoning By-law 2010-100Z

<https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/>

SCHEDULE 'A'



Moxam Landing Road, Lively		
PIN 73372-0040(LT), Part 3 on Plan 53R-7039, Part of Lot 2, Concession 5, Township of Waters, City of Greater Sudbury		
NTS	Date: 2024 12 12	

Schedule 'B'

Re: Moxam Landing Road, Lively
Declaration of Surplus Vacant Land



View looking north from Moxam Landing Road, Lively

Part of Grace Street, Sudbury – Road Closure, Declaration of Surplus Land and Addition to Affordable Housing Land Bank

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
Prepared by:	Malinda Lische-Horner Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation regarding to close and declare surplus part of unopened Grace Street, Sudbury, and to add the land to the Affordable Housing Land Bank.

Resolution

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City’s needs part of unopened Grace Street, Sudbury, legally described as part of PIN 73577-0008(LT), part of Grace Street, Plan M184, Township of Neelon, City of Greater Sudbury;

AND THAT the land be added to the Affordable Housing Land Bank, as outlined in the report entitled “Part of Grace Street, Sudbury – Road Closure, Declaration of Surplus Land and Addition to Affordable Housing Land Bank”, from the General Manager of Corporate Services, presented at the Planning Committee meeting of April 14, 2025.

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

The Land Banking Strategy aligns with Council’s Strategic Priorities including “Expanding Affordable and Attainable Housing Options” and “Develop and Promote Solutions to Support Existing Housing Choices”. The Land Banking Strategy is one of the actions of the Housing Supply Strategy and addresses actions outlined in the Housing goal of the Strategic Plan, which reflects Council’s desire for all citizens, especially vulnerable populations, to have access to safe, affordable, attainable and suitable housing options in the City of Greater Sudbury.

The Land Banking Strategy aligns with the Climate Action Plans, creation of compact, complete communities.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 1,011 square metres (10,890 sq.ft.) in size and is zoned as R1-5 – Low Density Residential One. The location of the subject land is identified on the attached Schedule 'A' and photographs are shown on Schedule 'B'.

In 1948, The Municipality Having Jurisdiction (now the City of Greater Sudbury) became the registered owner of Grace Street as part of the subdivision process.

A proposal to close part of the road and declare it surplus to the City's needs was circulated to all City departments and outside agencies in accordance with Property By-law 2008-174. The following comments, conditions and requirements were identified:

- Greater Sudbury Hydro requested an easement measuring 3 metres in width along the frontage of Bancroft Drive, including an easement to protect existing infrastructure. This easement requirement will be secured prior to the sale.
- Infrastructure Capital Planning and Development Engineering advised there is an existing abandoned sanitary sewer force main currently bisecting the subject land. The pipe is buried approximately 2-3 metres deep. Although the infrastructure is no longer required, prospective purchasers should be made aware of its existence, as it may impact future development of the site. Dependent on the plan, its removal may be required altogether.
- Building Services noted the subject land is zoned R1-5 – Low Density Residential One, which aligns with the adjacent properties.
- Planning Services evaluated the site positively based on locational criteria and recommended land banking the subject land in support of the Affordable Housing Community Improvement Plan (AHCIP).

No further comments or objections were received.

Affordable Housing Community Improvement Plan (AHCIP)

A key component of the Affordable Housing Community Improvement Plan (AHCIP) is the land banking of municipal property for use in connection with the Plan. The AHCIP allows Council to acquire, sell, lease, prepare and dispose of property at below market value to achieve the goals of the Official Plan and the Affordable Housing Strategy. Projects and potential landbank properties are evaluated based on development feasibility and locational criteria centered on tenant needs.

The subject property scored well under the AHCIP scoring matrix. Below is a summary of the affordable housing assessment.

Primary Criteria:

- The property is located within the settlement boundary.
- Transit Oriented: The property is located within 100 m. of two transit routes (Route: 10 Minnow Lake and Route: 103 Coniston).
- Servicing Feasibility: No anticipated issues. Of note, there are no connections at the lot line and the abandoned main will have to be removed.
- Geotechnical Feasibility: Minimal to no anticipated issues. The land is flat with no visible rocks or trees.

Secondary Criteria:

- High Demand Area: Minnow Lake is a secondary priority area.
- Active Transportation: There is a sidewalk along Bancroft Drive, together with an abutting bicycle route.
- Open Space/Community Recreation: The property abuts Grace Park.
- Educational Facilities: Pius XII Elementary School is located directly across the street.
- Health Care: The Minnow Lake Medical Clinic is located approximately 400 m. away.
- Food Security: There are some food options at the Rexall Pharmacy located approximately 400 m. away. There is no full-service grocery store located in the Minnow Lake area.
- Employment/Commercial Areas: There are some Limited General Commercial (C3) uses clustered at the intersection of Bancroft Drive and Second Avenue, approximately 400 m. away.
- Summary Comment: The site scores well on locational criteria and is recommended for land banking to support affordable housing.

If approved, the subject land will be declared surplus to the City's needs and added to the City's Affordable Housing Land Bank. A further report will follow with respect to any future transfer of the property.

Resources Cited

Property By-law 2008-174, as amended

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

Affordable Housing Land Banking Strategy Phase 2 Update

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=53497>

City of Greater Sudbury Strategic Plan 2019-2027 Revised 2023

https://www.greatersudbury.ca/sites/sudburyen/includes/themes/MuraBootstrap3/js/pdfjs-2.8.335/web/viewer_even_spreads.html?file=https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/report-pdfs/revised-strategic-plan-2023/#zoom=page-width

Draft City of Greater Sudbury Housing Supply Strategy, December 2023

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=52176>

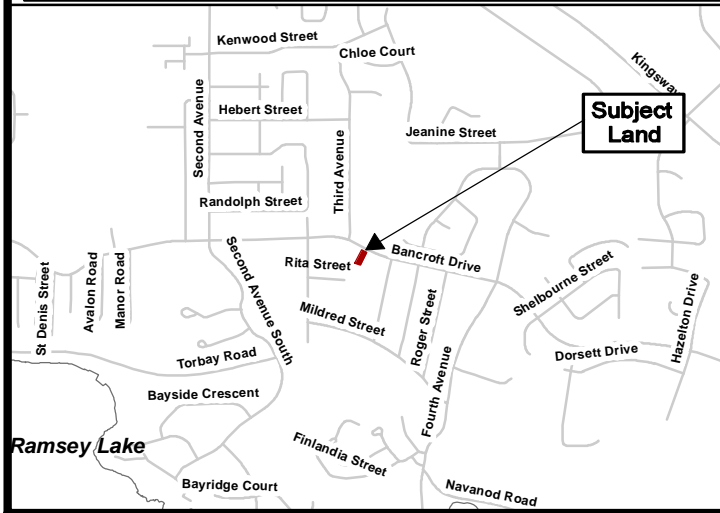
Affordable Housing Community Improvement Plan, August 2018

<https://www.greatersudbury.ca/do-business/planning-and-development/affordable-housing-strategy/housing-strategy-pdfs/affordable-housing-community-improvement-plan/>

SCHEDULE 'A'



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Unopened Part of Grace Street, Sudbury



Part of PIN 73577-0008(LT),
Township of Neelon,
City of Greater Sudbury

NTS

Date: 2024 11 12

Schedule 'B'

Re: Part of Grace Street, Sudbury
Road Closure, Declaration of Surplus Land and
Addition to Affordable Housing Land Bank



View from Grace Street facing south



View from Grace Street facing south

Residential Parking Standards Review

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides a recommendation regarding the scope of a residential parking standards review of the City's Zoning By-law.

Resolution

THAT the City of Greater Sudbury directs staff to return by the end of Q2 2025 with a Public Hearing under the Planning Act regarding amendments to the zoning by-law pertaining to residential parking standards, as outlined in the report entitled "Residential Parking Standards Review" from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting of April 14, 2025.

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

Reviewing the City's Residential Parking Standards is consistent with the following priorities of Council: Asset Management and Service Excellence; Climate Change; and, Housing. Specifically, revisions to the residential parking standards could reinforce infrastructure for new development by using existing infrastructure more efficiently (Goal 1.4). Using less land and resources for parking, and thereby encouraging more modes of transportation, is a strategy to mitigate the impact of a changing climate (Goal 3.2). Finally, a revision of parking standards could help promote new and existing housing choices throughout the municipality (Goal 4.3).

Regarding the City's Climate Action Plans, using less land and resources for parking encourages more modes of transportation such as transit and active transportation. Revisions to the parking standards could help the City get closer to its goals of transit mode share to 25% and active mobility transportation mode share of 35% by 2050 (Goals 7 and 8, respectively – Reference 1). They may also reinforce the goal of compact, complete communities by encouraging infill development, decreasing dwelling size through an increase in multi-family buildings, and increasing building type mix (Goal 1).

Financial Implications

There are no financial implications associated with this report.

Background

Housing Accelerator Fund

The City received funding under the Housing Accelerator Fund in early 2025 (HAF - See Reference 1). The funding required a commitment to undertake initiatives including, but not limited to, reviewing the City's community improvement plans, removing barriers to housing, derisking land banking sites, and reviewing the City's parking standards. Per the City's application for funding, the stated objectives of parking review are to:

- reduce parking requirements for accessory dwelling units and multiplexes.
- ensure residential parking standards and Zoning By-laws are in alignment with related planning policies for residential development; and,
- reduce carbon footprint by encouraging active transportation by reducing the land and resources required for parking requirements.

Residential Parking in Greater Sudbury

In 2019, Council directed Staff "to review residential parking standards [...] to ensure that they are consistent with City Council's vision of a sustainable transportation system [...]" (See Reference 2 – Member's Motion). This work wrapped up in early 2021, culminating in the following changes to the residential parking standards of the City's Zoning By-law:

- Allowing the required parking area to be within the minimum required front yard for all ground-oriented residential units in a residential zone, to a maximum of 50% of the width of the minimum lot frontage or the maximum driveway width, whichever is lesser.
- Reducing the parking ratios for multiple dwelling units in the R2-3 and C5 Zones to 1 parking space per dwelling unit.

Table 1 provides an overview of the City's Residential Parking Standards. A scan of municipal best practices in both 2021 and 2025 has shown that Greater Sudbury's approach is generally consistent with comparator municipalities in both the form of parking and the ratio. Some key differences include: having no minimum parking requirements for certain dwelling types (e.g., Toronto); requiring visitor parking (e.g., Guelph, Burlington, Ottawa); having maximum parking requirements (e.g., Guelph, Vaughan, Toronto, Ottawa), a more robust geography-based system for parking standards (e.g., in Downtowns, close to transit, etc.); and, tailored parking requirements for additional dwelling units (further discussed below).

Table 1 – Select Residential Parking Standards in Greater Sudbury

Use	Minimum Parking Space Requirement
Dwelling, Mobile Home Dwelling, Seasonal Dwelling Unit, Additional Dwelling, Semi-Detached Dwelling, Single Detached Dwelling, Street Townhouse Dwelling, Duplex	1 / unit
Dwelling, Multiple Dwelling, Row	1.5/unit A reduction of 25% may be applied to units that are subject to an affordable housing agreement with the City of Greater Sudbury.
Garden Suite	Zero
General	where a <i>Multiple Dwelling, Row Dwelling, Long Term Care Facility or Retirement Home</i> is permitted and the lot is directly abutting

	a GOVA route, the number of required parking spaces may be reduced by 10% of the minimum required parking spaces.
C6 Zoning	the conversion of a <i>building</i> or part thereof in the Downtown Commercial (C6) Zone that is 5 years of age or older to <i>dwelling units, boarding house dwellings</i> or <i>shared housing</i> shall not require any <i>parking spaces</i> .
R2-3 Zoning	1/ Dwelling Unit In the R2-3 zone, outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser.
ADUs and Front Yard Parking	Notwithstanding anything to the contrary, the required parking area associated with the <i>additional dwelling unit</i> may be permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser. Where a <i>private garage</i> has been converted to an <i>additional dwelling unit</i> , the required parking area for the primary dwelling and the <i>additional dwelling unit</i> may be permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage or the maximum driveway width established by this by-law, whichever is lesser.
Ground-oriented Residential Dwelling Units	Outdoor parking areas are permitted in the required front yard to a maximum of 50% of the width of the minimum lot frontage, or the maximum driveway width established by this by-law, whichever is lesser, in all Residential Zones

Additional Dwelling Units in Greater Sudbury

In late 2024, the City adopted third and fourth units as-of-right within the following building types:

- Single-detached dwellings
- Semi-detached dwellings
- Duplex dwellings
- Row dwellings
- Street townhouse dwellings; and,
- Within buildings and structures accessory to the types noted above.

With these changes, the City now allows up to 4 units within a main building on a fully-serviced parcel of land. These changes came about in part, due to provincial statute requiring municipalities to adopt 3rd units as-of-right policies, and as mentioned above, federal funding to allow up to 4 units as of right.

Table 2 shows where the different dwelling types are permitted by residential zone. An additional dwelling unit is a dwelling type *introduced* within an existing (or a purpose-built) ground-oriented residential dwelling unit (single detached, semi-detached, duplex, row house and street townhouse dwelling) or a building accessory thereto, and is generally subject to the zoning provisions of those dwelling types. For example, in an R1 zone, only single detached dwellings are permitted, and therefore, additional dwelling units are only permitted in the single detached dwelling type (or accessory building).

In Greater Sudbury, a multiple dwelling is defined as containing 3 or more dwelling units, with or without permitted non-residential uses, and is subject to its own zoning provisions related to setbacks, yards, parking areas, etc. Moreover, multiple dwelling units are not permitted in the R1, R2-1 and R2-2 residential zones. A scan of Ontario municipalities has shown that there is an opportunity to further define the differences between multiple dwelling, triplex, and fourplex to more clearly differentiate between the desired built forms and standards.

Staff undertook an analysis of the zoning standards vis-à-vis dwelling types and parking requirements. As noted above, the City’s zoning by-law currently requires one parking space per additional dwelling unit. Table 2 assumes 4 parking spaces in the following configuration: two rows of two cars in tandem (for a total of four required parking spaces). For the low density R1 and R2 zones, the zoning requires that 50% of the front yard is maintained as landscaped area. Based on this configuration, parking for 4 units in a semi-detached or street townhouse units would currently not be possible in any residential zone where semis and street townhouses are permitted.

Table 2 – Permitted dwelling types by Residential Zone*

Dwelling Type	R1 (all)	R2-1	R2-2	R2-3	R3	R3-1	R4
Single	All fully-serviced zones except R1-7 where frontage is too narrow	Y	Y	Y	Y	Y	
Semi			N	N	N	N	
Duplex		Y	Y	Y	Y	Y	
Street Townhouse				N	N	N	
Row Dwelling**				Y	Y	Y	Y

*Grey denotes where the dwelling type is not permitted

*Y/N denotes where two rows of two cars in tandem (for a total of four required parking spaces) would be possible

**Staff is separately examining whether row dwellings should be a permitted dwelling type in all R2 zones.

Municipal Scan – Parking Standards for Additional Dwelling Units

The City of Greater Sudbury is amongst the many municipalities that have received HAF funding and have allowed four units as of right within their zoning by-law. The following municipal scan focusses on the status of some of those municipal efforts to revise their residential parking standards to further enable additional dwelling units.

Municipality	Ratio	Additional notes, if any
Barrie	1 parking space per ADU	Where four (4) or less parking spaces are provided in a separate area on the same lot, a minimum driveway width of 3.7 metres shall be provided to connect the parking area to the municipal roadway. Yield to oncoming traffic signs shall be provided if two-way traffic cannot be accommodated within the driveway connection. A minimum parking aisle width of 6.4 metres is required adjacent to the parking spaces.

Guelph	1 space per dwelling unit.	2.8m x 5.8 m in length. If no legal off-street parking space can be provided for the primary dwelling unit, as of the effective date of the by-law, no parking spaces are required for the additional residential dwelling units
Hamilton	Sets up a framework of Parking Rate Areas (PRAs). No parking required for ADUs in certain PRAs. Otherwise, 1 per unit.	Width of driveway cannot exceed the width of attached garage. Without an attached garage: 50% of lot width or 8.0 metres, whichever is less.
Kitchener	No minimum for ADUs within 800 metres of Light Rail Transit (LRT) Station 0.3 per ADU for lands farther than 800 m of an LRT station AND within the Central Neighbourhood Area (CNA). 0.6 per ADU for lands farther than 800 m of an LRT station AND outside the CNA.	Up to three spaces may be in tandem
Mississauga	No additional parking spaces required for an ADU.	
Ottawa	One per ADU.	
Thunder Bay	Converted house (built before 1945): 0.5 per home. Apartment with 6 homes or less: 1 per home.	6.0m maximum driveway width or 50% of lot frontage, whichever is lesser 50% minimum front landscaped area
Waterloo	Generally: One (1) DWELLING UNIT: One (1) PARKING SPACE Two (2) DWELLING UNITS: Two (2) PARKING SPACES Three (3) DWELLING UNITS: Two (2) PARKING SPACES Four (4) DWELLING UNITS: Three (3) PARKING SPACES	

Opportunities for review

Based on this municipal scan of parking standards, there are opportunities in this review to:

- Adopt a more geographical approach in older parts of the community (e.g., in the R2-3 zones)
- Adopt a transit-based approach where higher density mixed use developments exist or are expected to be developed (e.g., one of the 24 x 24 calls for action recommended that the City consider a 50% reduction of parking requirements if the lands were within 250 metres from a corridor (See Reference 3).
- Ensure conformity with *Accessibility for Ontarians with Disabilities Act (AODA)* parking requirements.
- Define terms such as tandem, triplex and fourplex.
- Further examine current off-street parking standards.

Summary and Recommendation

The City of Greater Sudbury has committed to reviewing its residential parking standards of part of the Housing Accelerator Funding received from the federal government. A municipal scan has shown that there are opportunities for further review. Staff should now be directed to return by the end of Q2 with a public hearing under the Planning Act regarding amendments to the zoning by-law pertaining to residential parking standards as described in this report.

Resources Cited

1. “CMHC Housing Accelerator Fund – Round 2,” report presented at the August 13, 2024 Council Meeting
[CMHC Housing Accelerator Fund – Round 2 - City Council Meeting - August 13, 2024](#)
2. Member’s Motion M-1, “Review of Residential Parking Standards”, presented at the October 7, 2019 Planning Committee Meeting
[Planning Committee Meeting - October 07, 2019](#)
3. “Accelerating Growth and Development in Greater Sudbury: 2024 Report of the Future-Ready Development Services Ad-Hoc Committee,” report presented at the May 1, 2024 Future-Development Services Ad-Hoc Committee Meeting.
[FileStream.ashx](#)

Legal Existing Structures and Shoreline Development

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Managers' Reports
Prepared by:	Bailey Chabot Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides a recommendation regarding directing staff to undertake the process to amend Zoning By-law 2010-100Z to be more consistent with Official Plan policy 3.c, section 8.4.

Resolution

THAT the City of Greater Sudbury directs staff to undertake the process to amend Zoning By-law 2010-100Z to be more consistent with Official Plan policy 3.c of section 8.4 as outlined in the report entitled “Legal Existing Structures and Shoreline Development”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 14, 2025.

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

The proposal for amendments to Zoning By-law 2010-100Z align with Council’s Strategic Priorities including “Demonstrate Innovation and Cost-Effective Service Delivery” by reducing the number of development applications homeowners require for low-risk additions.

Financial Implications

There are no financial implications associated with this report.

Background

Shoreline Development Standards

In the winter of 2022, the City of Greater Sudbury implemented increased standards for development along shorelines as mandated by the Province of Ontario. The City's Zoning By-law 2010-100Z was amended to increase the minimum required setback to the highwater mark for lakes and rivers from 12 metres to 30 metres. The required shoreline buffer area was increased from 12 metres in depth to 20 metres in depth. Given the City's 330 plus lakes and rivers, many existing buildings, including dwellings, do not comply with the 30 metre highwater mark setback, but did comply with the 12 metre highwater setback at the time of construction. These buildings are termed 'legal existing'.

To allow for the continued use of legal existing buildings, municipalities rely on provisions in their zoning by-laws. Zoning By-law 2010-100Z includes Section 4.16 (Legal Existing Dwellings), which permits the continued use of legally existing dwellings. However, when looking to expand shoreline legal existing dwellings, homeowners are often required to seek relief from the shoreline development standards, particularly the 30 metre highwater mark setback, even if the expansion is not closer to the highwater mark setback than the existing structure, as shown in the Figure 1 below.

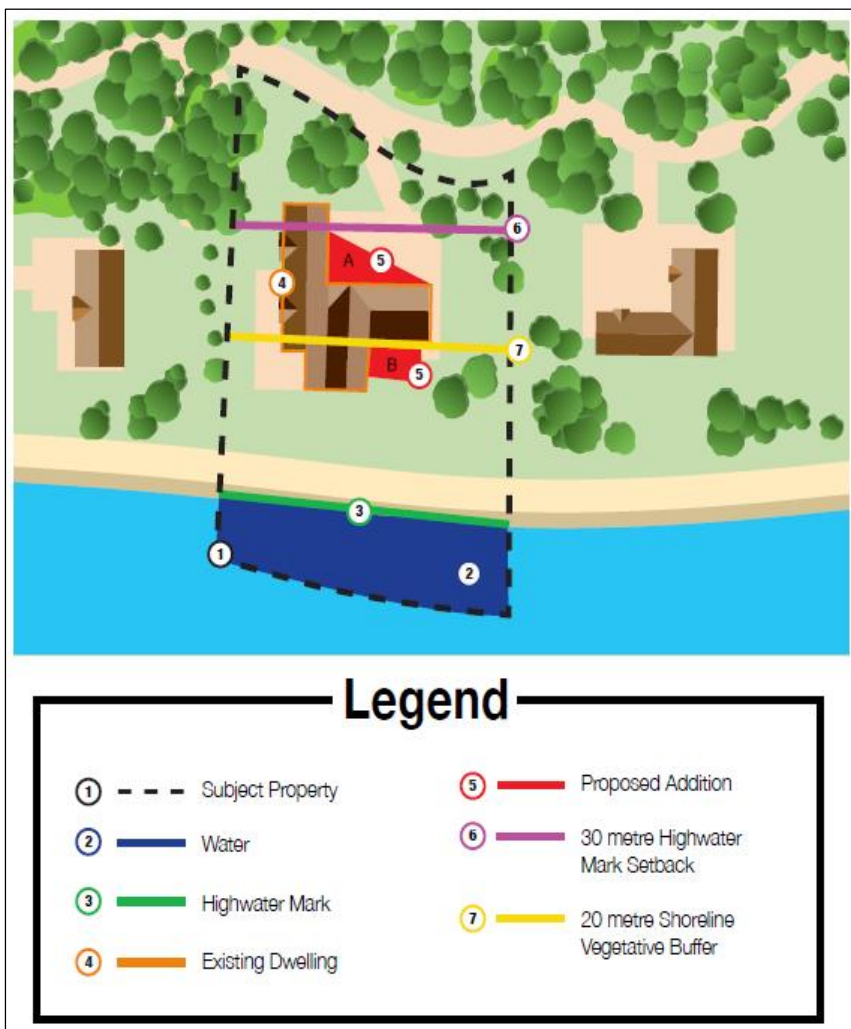


Figure 1 - Two additions (A and B) to a legal existing dwelling with shoreline on a lake

City of Greater Sudbury Official Plan, 2006

Chapter 8 (Water Resources) of the Official Plan sets policy for the protection and management of water resources, while section 8.4 Surface Water Resources – Lakes, Rivers, and Streams includes specific policy for development adjacent to shorelines of lakes, rivers, and streams. Policy 3 establishes a 30-metre setback from the normal highwater mark of a lake or river and a 12-metre setback from the normal highwater mark of a permanently flowing stream for all new structures. Policy 3 also contemplates reduced high water mark setbacks where:

- a. sufficient lot depth is not available;
- b. terrain or soil conditions exist which make other locations on the lot less suitable;
- c. the proposal is for an addition to an existing building or replacement of a leaching bed where the setback is not further reduced; or,
- d. redevelopment is proposed on an existing lot and a net improvement is achieved.

Policy 3.c permits additions to legal existing buildings so long as the highwater mark is not further reduced. In the example provided in Figure 1, addition A is on the north side of the existing dwelling, away from the water, and is no closer to the highwater mark. In the same example, addition B is on the south side of the existing dwelling, toward the water, but is also no closer to the highwater mark than the existing dwelling. The difference between addition A and B is that addition A would not require further relief from Zoning By-law 2010-100Z, while addition B would also require relief from the shoreline buffer area standards.

Identified Impacts

Every year the City receives applications for minor variance to permit additions to legal existing buildings wherein the additions are no closer to the highwater mark setback than the existing dwelling. From the applicant's perspective, this causes additional cost and time to their building project, while staff time is needed to process and review these applications. Given Official Plan policy 3.c in section 8.4, staff do not oppose these applications so long as the applicant is not seeking other forms of relief that may impact the waterbody.

RECOMMENDATION

Staff are seeking direction to amend Zoning By-law 2010-100Z to better align with policy in the Official Plan and to create efficiencies in the development process.

Resources Cited

1. City of Greater Sudbury Zoning By-law 2010-100Z
<https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/>

Strategic Core Areas Community Improvement Plan Application – 65 Larch Street, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Managers' Reports
Prepared by:	Ed Landry Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

Report Summary

This report provides a recommendation regarding a Strategic Core Areas Community Improvement Plan application for the renovation at 65 Larch Street to incorporate a medical clinic specializing in chronic pain.

Resolution

THAT The City of Greater Sudbury approves the Application for 65 Larch Street, Sudbury, and directs staff to prepare a by-law to authorize staff to enter into the required agreement, as outlined in the report entitled “Strategic Core Areas Community Improvement Plan Application – 65 Larch Street, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Finance and Administration Committee Meeting of April 14, 2025.

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

The City of Greater Sudbury, through Council’s Corporate Strategic Plan (2019-2027), directs staff to prioritize Economic Capacity and Investment Readiness. Objective 2.4 aims to “Revitalize Greater Sudbury’s Town Centres with Public Investment that Supports Private Investment.”

Providing incentives to develop and redevelop the city’s built-up cores is consistent with Goal 1 of the CEEP, which seeks to help sustain compact, complete communities.

Financial Implications

The total grant request of \$37,500 will be funded from existing budgets.

Background

65 Larch Street

The City received a SCACIP application for lands at 65 Larch Street on January 25, 2025. The currently vacant Suite 103 at 65 Larch Street is proposed to undergo extensive renovations to transform the vacant space into a “modern medical clinic specializing in chronic pain management. Improvements include framing new walls for X-ray rooms, ultrasound rooms, consultation offices, and recovery areas, as well as installing lead-lined walls and doors for radiation safety. New plumbing systems, hospital-grade flooring, and electrical upgrades would ensure compliance with medical standards.”

“A modern HVAC system will be installed for optimal ventilation, and the reception area, administrative offices, and clinical rooms will feature custom cabinetry and countertops. Walls will be painted with hospital-grade paint for durability and cleanliness. These renovations will repurpose Suite 103 into a state-of-the-art clinic, enhancing the building’s role as a hub for healthcare and professional services.”

The financial request includes the following:

Incentive Program	Amount Requested
Building Permit Fee Rebate Program	\$30,000
Feasibility Grant Program	\$7,500
TOTAL	\$37,500
Total Work Estimates	\$2,251,531
Public : Private Ratio	1 : 59

Analysis

The stated objectives of the Strategic Core Areas Community Improvement Plan (SCACIP) are to:

1. Revitalize Strategic Core Areas of the City.
2. Increase the residential population of the Strategic Core Areas.
3. Create and retain employment opportunities, including new commercial and office spaces.
4. Grow the municipal assessment base.
5. Grow the municipal property tax revenue.
6. Repair and intensify the existing urban fabric with compatible projects.
7. Take advantage of existing infrastructure.
8. Enhance the quality of the public realm.
9. Increase the energy efficiency and climate readiness of the existing building stock.

The proposal at 65 Larch meets the following objectives:

- Revitalize Strategic Core Areas of the City.
- Create and retain employment opportunities, including new commercial and office spaces.
- Take advantage of existing infrastructure.

Community Improvement Plan Funding

Community Improvement Plans are the means by which the City provides financial incentives for the development and redevelopment of properties to meet Council's goals regarding revitalization, brownfield redevelopment, affordable housing, etc. CIP funding is achieved by balancing a CIP Fund composed of four parts:

- 1) Annual allocation of \$250,000 which is placed in reserve for current and future CIP uses.
- 2) Repayment of CIP loans are contributed back to the program.

- 3) Any other funding source to be used for CIP purposes.
- 4) Minus the funds committed to active CIP agreements.

These funds support approved CIP applications with the exception of Tax Increment Equivalent Grants (TIEG) that are funded when the reassessment of property value occurs and the increase in taxation is payable.

Since 2017, Council has contributed a total of \$5,150,760 for CIP programs.¹ To date, the City has issued approximately \$1.8M in grants and loans and has approximately \$2.8M in remaining commitments. The CIP fund currently has a balance of approximately \$1,000,000.

Recommendation

Staff recommends that the City approve the CIP application at 65 Larch Street, Sudbury.

Resources Cited

1. Strategic Core Areas Community Improvement Plan
<https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans-and-incentive-programs/financial-incentive-programs/strategic-core-areas-community-improvement-plan/pdfs/scacip-plan/>

¹ In addition to the funding since 2017, Council transferred \$125K from the Financial Incentives for Downtown Renewal Pilot Program to the Town Centre CIP in 2012. The City also received \$162,487 from Provincial Mainstreet funding in 2018 which was also allocated to the Town Centre CIP. In late 2024, Council committed an additional \$2,041,760 for the residential projects at 7 Pine Street and 30 Cedar Street, Sudbury.