

## **Appendix 1 – Departmental and Agency Comments**

File 780-6/12002, Billiard's Green Subdivision

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### Infrastructure and Capital Planning Services – Drainage

Further to Alex Singbush's email dated May 4, 2021, the Infrastructure Capital Planning Services Drainage Section has reviewed the above application and can provide the following comments.

#### **Original Condition Number 24 and 25 reading:**

24. The owner is required to provide a cost contribution towards downstream stormwater quantity conveyance and quality control improvements for each stormwater outlet for the subdivision to comply with the Alongquin Road Watershed Study and any subsequent updates.

25. The owner shall ensure that minor and major storm drainage systems are at elevations and sizes that accommodate upstream developing lands.

#### **Are Deleted and Replaced with the Following Condition:**

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. Any resulting post development runoff in excess of the 2-year design storm must be conveyed through overland flow system within the City's right-of-way.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- 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.

- The owner is required to provide a cash contribution in lieu of onsite stormwater quantity controls and for stormwater improvements within the watershed as outlined in the Algonquin Road Watershed Stormwater Management Study.

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.

### Conservation Sudbury

The Nickel District Conservation Authority (Conservation Sudbury) staff has reviewed the above-noted application for a requested a three-year draft approval extension for the Billiards Green Subdivision, Sudbury.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 156/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

### *Site Characteristics*

The subject parcel is part of the Billiards Green development in the south end of Sudbury. The parcel is located south of Algonquin Road and is accessed via other lands owned by the applicant. There is a wetland on the subject parcel. As such, portions of the parcel are regulated by Ontario Regulation 156/06.

### *Context*

The proponent is advised that Conservation Sudbury does not generally permit development within a wetland. At the time of initial review and approval, the wetland on-site was not mapped. Given that the parcel has been previously reviewed and approved for development, Conservation Sudbury does not oppose the proposed development. However, Conservation Sudbury must ensure that the development conforms to the technical requirements of our agency.

### *Recommendation*

The current conditions of draft plan approval are scheduled to lapse on November 7, 2021 and do not include conditions associated with Conservation Sudbury. As such, Conservation Sudbury is requesting the following conditions be added:

1. That the applicant/owner prepare a lot grading plan to the satisfaction of the Nickel District Conservation Authority.
2. That the applicant/owner prepare a storm water management plan to the satisfaction of the Nickel District Conservation Authority. The plan must:
  - a. Demonstrate that the post-development discharge matches the pre-development discharge, under the regulatory storm scenario. The regulatory storm is the greater of the 100-year or Timmins storm;
  - b. Identify the flood retention capacity of the lost wetland; and,
  - c. Demonstrate that the flood retention capacity of the lost wetland has been accommodated in the proposed stormwater management pond or elsewhere on-site.

3. The 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 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.
4. A detailed soils report shall be prepared by a qualified engineer provided, to the satisfaction of the Nickel District Conservation Authority, outlining how any problems associated with poor soil conditions can be overcome, and construction techniques which will be required for the construction of homes on the subject lands.
5. That the owner obtain approval from the Nickel District Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 156/06) prior to undertaking the proposed works.
6. Following the completion of these works, the Owner shall agree to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the Nickel District Conservation Authority and the City of Greater Sudbury.
7. That the owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans and reports approved by the Nickel District Conservation Authority and the City of Greater Sudbury.

Conservation Sudbury is requesting the following note to the conditions of draft approval be added:

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

#### Building Services

Building Services has reviewed the draft plan and Council's Conditions applying to the approval of the final plan for registration of the subject subdivision. Based on the information provided, we can advise that Building Services has no objections to the request for extension, with the following modifications:

- To be added to the geotechnical requirements of Condition #25:  
"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

#### Development Engineering

Development Engineering has reviewed the above application. The most recent phase of the subdivision was registered in November 2018. We currently have no submission of drawings for an additional phase of this subdivision.

The existing Council draft plan of subdivision conditions appears to satisfy our concerns. We have no objection to the three year draft approval extension.

#### Environmental Planning Initiatives

There are no significant environmental concerns arising from this application that are not already addressed by Council's conditions applying to the approval of the final plan for registration of the subject subdivision.

#### Infrastructure and Capital Planning Services - Transportation & Innovation, Roads Operations

No comments

#### Transit Services

No comments.