

Appendix 1

Departmental & Agency Comments

File: 751-6/21-22

Application for Zoning By-law Amendment
1763931 Ontario Limited
1933 Regent Street Sudbury

Development Engineering

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

A water and wastewater capacity review was performed on this site. Based on information provided by the applicant's engineer regarding proposed usages, there is sufficient capacity in both the sanitary sewer system and the water supply system for the proposed development.

It is our understanding that all development on this site would proceed by way of site plan control agreement and as such all requirements for site grading, stormwater management, water and sanitary sewer servicing, snow storage, etc., will be reviewed at that time.

We have no objection to changing the zoning classification to amend the C5(3) zoning on this site.

Conservation Sudbury

Conservation Sudbury staff has reviewed the above-noted application to amend By-law 2010-100Z, being the City of Greater Sudbury Zoning By-law, to amend the "C5(3)", Shopping Centre Commercial Special to:

- remove the maximum office floor area, building height and office tower height;
- utilize the Shopping Centre parking standard; and,
- additionally permit light industrial use.

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, 2020 (PPS) 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.

The subject parcel is located on the southeast corner of Regent Street and Long Lake Road in Sudbury. The parcel is approximately 19 hectares in size and is the location of the Southridge Mall. A majority of the parcel is developed, however, there is an area of approximately 7 hectares at the southeast corner that is vacant and undeveloped. This same area contains a

watercourse and small wetland. As such, portions of the parcel are subject to Ontario Regulation 156/06.

As part of the pre-consultation process Conservation Sudbury has identified the requirement for the proponent to address the limits of development due to the hazards associated with the watercourse and wetland being the erosion hazard and hazardous lands (unstable soils). However, the proponent has identified the undeveloped vacant area is for "Future Development" and meant to be part of a larger master planning exercise at a later date. Further, the Planning Justification Report, authored by Sarah Vereault, MCIP, RPP of JL Richards, states that the undeveloped area "is not planned for development as a result of this application. As such, it is proposed that this area remain zoned C5(3) without a split zoning or restrictive zoning, and rather be dealt with through Site Plan approvals of this area of the development which will look at drainage and stormwater management and receive comment from Conservation Sudbury". While this approach is acceptable, the proponent is advised that the limits of development will need to be established and respected as part of the site plan control process and that studies and technical reports may be required to support the establishment of the limits of development.

Delegated Responsibility and Statutory Comments

Policy 3.1.5c) of the Provincial Policy Statement (PPS), 2020 states that "*Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is uses associated with the disposal, manufacture, treatment or storage of hazardous substances*". 'Hazardous substances' are defined as "substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological". The proponent has not identified the specific light industrial uses they seek to include as permitted within the proposed amended "C5(3)", Shopping Centre Commercial Special, however, they are advised that any use associated with a hazardous substance will not be permitted within or adjacent to the hazards associated with the watercourse.

Recommendation

Conservation Sudbury does not oppose Zoning By-law Amendment 751-2/21-22 in principle, however, it is requested that the following condition be included in any approvals:

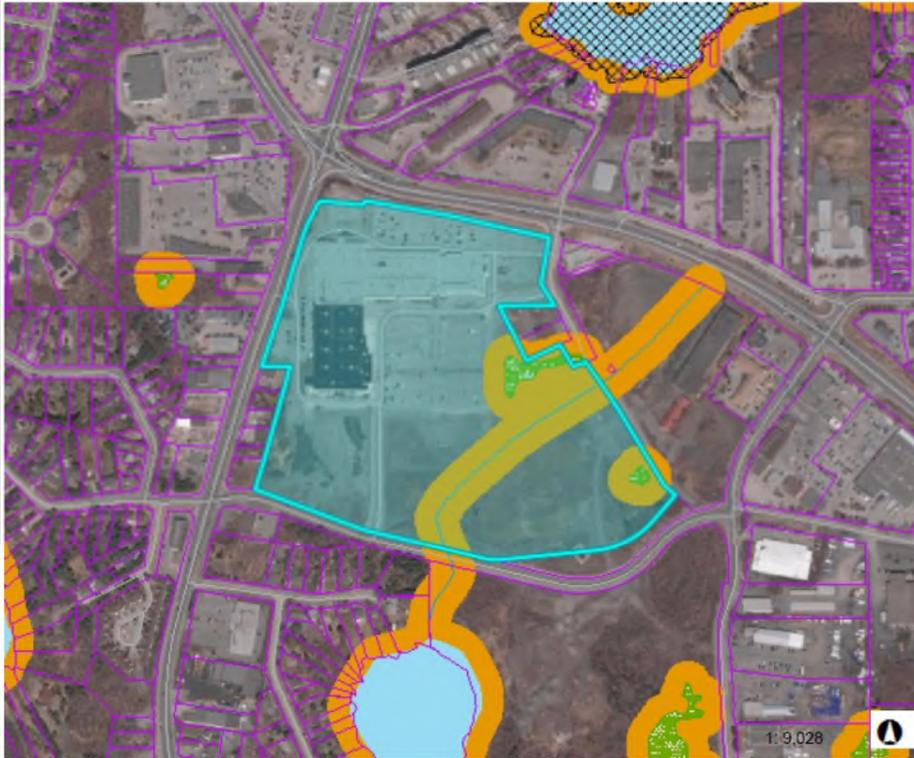
"That site plan control is required to address the limits of development in association with the on-site watercourse to the satisfaction of Conservation Sudbury".

Notes

The proponent is advised that Conservation Sudbury regulates the hazards associated with natural features and uses the attached mapping as a tool to identify those hazards for the public. Although Conservation Sudbury 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, and valley slopes.



751-6/21-22 - 1933 Regent Street, Sudbury
Conservation Sudbury File 49960



Legend

- NDCA Jurisdiction
- Parcels (File NO)
- Subwatersheds
- Roads_CGS_2021
- Floodplain
- Waterbody
- Wetland
- Active Municipal Drains
- Watercourse
- Parcels (NDCA Owner)
- Regulation Limits
- Municipal Boundary (CGS)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

Notes

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