

Appendix 1

Departmental & Agency Comments

File: 751-5/22-001
780-5/12005

RE: Applications for Rezoning and Draft Plan of Subdivision Amendment – Vytis Lands (Kagawong) Ltd. & Ronald Jacques Chevrier
Part of PINs 73348-0734 & 73348-0005, Parts 1, 2 & 3, Plan 53R-20417 in Lot 2, Concession 2, Township of Balfour (Errington Avenue, Chelmsford)

Development Engineering

Condition #30 related to the noise study can be deleted.

ICPS

Roads: Please modify Condition #12 to indicate 100 lots. Street D south of Street F will be a Local Road.

Transportation & Innovation Support: No concerns.

Active Transportation: No concerns.

Drainage:

Original condition number 25 reading:

The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and Regional Storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an "enhanced" level of protection as defined by the Ontario Ministry of Environment. The plan shall be submitted to the satisfaction of the Director of Planning Services, Conservation Sudbury and the Ministry of Transportation. The Whitson River subwatershed study has commenced. The owner agrees to implement recommendations from the Whitson River subwatershed study into their subdivision design.

is 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. The permissible minor storm discharge from the subject development must be

limited to the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100-year design storm or Regional storm event, whichever is greater;
- "enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Whitson River 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; 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 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.

Building Services

With respect to the Draft Plan of Subdivision Amendment, the following modification is to be added to the geotechnical requirements of Condition #15:

"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

With respect to the Rezoning Application, the applicant is to be advised of the following:

A planting strip shall be required where a lot zoned Medium Density Residential (R3) abuts a lot zoned Low Density Residential Two (R2).

Conservation Sudbury (Nickel District Conservation Authority)

Please see attached submission from Conservation Sudbury.