

Request for Decision

**Armand Charbonneau & Stephanie Malik -
Application for rezoning in order to permit a
camping ground having a total of 32 campsites
and a hostel/chalet containing four (4) units, 2726
Whippoorwill Avenue, Sudbury**

Presented To:	Planning Committee
Presented:	Monday, Jan 23, 2017
Report Date	Wednesday, Dec 14, 2016
Type:	Public Hearings
File Number:	751-6/16-14

Resolution

THAT the City of Greater Sudbury approves the application by Armand Charbonneau & Stephanie Malik to amend Zoning By-law 2010-100Z to change the zoning classification from "RU(19)", Rural Special to "C7(S)", Resort Commercial Special in order to permit a camping ground having a total of thirty-two (32) campsites along with a hostel/chalet containing four (4) units on those lands described as PIN 73479-0540, Part 2, Plan 53R-10088, Part 1, Plan 53R-20262, Lot 10, Concession 5, Township of Dill subject to the following condition:

1. That the amending by-law contain the following site specific provisions:
 - a. That the only permitted uses on the subject lands be a camping ground containing a total of thirty-two (32) campsites and an accessory building containing four guest suites; and,
 - b. That a 1.8 metre high chain-link fence be erected along the entirety of the northerly lot line.
2. That prior to the passing of the amending zoning by-law the owner shall have entered into a site plan agreement with the City that is to be registered on title to the satisfaction of the Director of Planning Services.

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Dec 14, 16

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Dec 14, 16

Recommended by the Division

Jason Ferrigan
Director of Planning
Digitally Signed Dec 14, 16

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Dec 14, 16

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Dec 21, 16

Finance Implications

If approved, the taxation increase for both the park and chalet would be minimal and there would be no development charges since it is a renovation of an existing building in the same non-industrial building use.

STAFF REPORT

Applicant:

Armand Charbonneau & Stephanie Malik

Location:

PIN 73479-0540, Part 2, Plan 53R-10088, Part 1, Plan 53R-20262, Lot 10, Concession 5, Township of Dill (2726 Whippoorwill Avenue, Sudbury)

Site Description & Surrounding Land Uses:

The subject lands are located at the north-east corner of Whippoorwill Avenue and Highway 69 in the community of Richard-McFarlane Lake Flats. South Lane Road is situated to the west of the lands and Richard Lake is located to the north. The lands have a total lot area of approximately 2.64 ha (6.52 acres) with approximately 190 m (623.36 ft) of frontage on Whippoorwill Avenue. The lands do not have any lot frontage on Highway 69. The lands contain the former tourist information and rest stop facility building for the City that was deemed surplus land to the City and transferred to the present owner on June 30, 2015. The camping ground containing 32 campsites is intended to be accessed from the existing camping ground to the east via the extension of an existing private road and the hostel/chalet is to be accessed from the existing driveway onto Whippoorwill Avenue.

Surrounding uses are mixed with urban residential lots being to the immediate west along Whippoorwill Avenue and an existing camping ground being located to the immediate east and a hotel to the south across Highway 69. There are also a number of larger and vacant rural lots in the area on both sides of Highway 69. There is an existing roofing business to the south-east on Crown Ridge Road.

Official Plan Conformity & Zoning By-law:

Official Plan

The subject lands are designated Rural in the Official Plan for the City of Greater Sudbury. The Rural designation permits residential uses, agricultural uses, conservation, open space and natural resource management activities, mineral exploration, rural industrial/commercial uses, resort and shoreline commercial uses and public uses including hydroelectric generation and associated facilities.

Section 5.2.6 of the Official Plan outlines that resort and shoreline commercial uses may include resort hotels, lodges, tourist-oriented accommodations and uses, campgrounds, trailer parks, marinas, sale and rental of boats and related equipment, ski, fishing and camping shops, restaurants, outdoor recreational uses, related accessory uses and existing uses. All resort and shoreline commercial applications are subject to rezoning and site plan agreement procedures. Consideration of a new resort or shoreline commercial use through a rezoning will ensure that:

1. The site is suitable for the use proposed in terms of density, intensity, location of buildings and structures and type of facilities;
2. Where development occurs in areas not fully serviced, resort and shoreline developments are to be serviced by an adequate sewage disposal system;
3. A hydro-geological assessment may be required to assess the impacts of development and ensure an adequate supply of potable water;
4. Access routes can accommodate additional traffic if required;
5. The proposed use is compatible with surrounding properties and will provide adequate buffering if required; and,
6. Impacts on the lake that result from the year-round activities associated with the resort development are considered and mitigated.

The application conforms to the Official Plan for the City of Greater Sudbury subject to a review of the above noted land use planning considerations provided later in this report.

Zoning By-law

The subject lands are zoned “RU(19)”, Rural Special under By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury. The “RU(19)” Zone is a site-specific exception zone which permits only a tourist information and rest stop facility, tourist promotion offices and other municipal uses but not including a municipal works yard. The proposed camping ground containing a total of 32 campsites and a hostel/chalet containing four units are not permitted uses in the “RU(19)” Zone.

Application:

To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from “RU(19)”, Rural Special to “C7”, Resort Commercial.

Proposal:

The application is to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing four units on the subject lands.

Departmental & Agency Circulation:

Roads, Traffic and Transportation, Drainage and Operations have advised that they have no concerns from their respective areas of interest.

Building Services has noted that a Record of Site Condition will be required, as well as approval from the Sudbury District Health Unit for the private sewage system that will service the development. Building Services has also noted that compliance with the City’s by-law governing camping grounds is required and that a Change of Use building permit is required to the satisfaction of the Chief Building Official.

Development Engineering notes that the lands are not currently serviced with sanitary sewer or municipal water and that installation of private systems will be required.

Environmental Initiatives has noted that the City continues to own the parcel of land to the north which has water frontage on Richard Lake. It is being recommended that a six-foot high chain-link fence be erected along the north lot line of the subject lands in order to discourage pedestrian access and disruption of wildlife habitat and to help reduce sediment and nutrient runoff into Richard Lake.

Environmental Initiatives have also noted that the existing camping ground encroaches onto the City-owned lands to the north of the subject lands and encroachments of trailers, equipment, plot fences, sheds, temporary foundations, markers and all other debris should be removed and cease.

In addition, Environmental Initiatives has noted that a letter report from Hutchinson Environmental Sciences Ltd. dated November 1, 2016, on the proposed development notes that the phosphorous load to the lake from the development proposal would likely have minimal impacts on water quality on Richard Lake. It is further noted that opportunities exist for mitigating phosphorous from the proposed development that would be beneficial to protecting and enhancing the water quality in the lake. This could be achieved through maintaining a healthy shoreline buffer of vegetation on the City-owned parcel to the north and through the use of septic system technologies that have high phosphorous removal efficiency.

The Ministry of Transportation (MTO) has no objections in principle but has noted that the owner may require MTO entrance permits and/or building permits. The owner is to provide a Traffic Impact Study to the MTO prior to the issuance of any MTO permits. The MTO has also advised that in the future access to the subject lands will be via a proposed intersection at South Lane Road and the existing Highway 69 access is to be converted to a service road providing access to the lands.

Public Consultation:

The statutory notice of the public hearing was provided by newspaper along with an initial courtesy mail-out to landowners and tenants within a minimum of 240 m (800 ft) of the subject lands. The local ward councilor requested an expanded mail-out notification to include additional properties located along Desloges Road, Highway 69, and Pioneer Road. The applicant was 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. At the time of writing this report, several phone calls and twelve written submissions with respect to this application have been received by the Planning Services Division.

Staff also understands that the applicant intends to hold a resident's meeting prior to the public hearing at Planning Committee. At the time of writing this report, the agent has not yet confirmed the details of the resident's meeting with staff.

Planning Considerations:

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 2014 (PPS). Staff has reviewed the PPS 2014 and is satisfied that no matters of provincial interest are impacted should the rezoning be approved.

Official Plan

With respect to Rural Area policies and more specifically those policies addressing resort and shoreline commercial uses, staff have the following comments:

1. Staff has reviewed the submitted sketch and is satisfied that the proposed 32 campsites along with a four unit hostel/chalet are at an appropriate density, intensity and through the site planning process the location of the campsites can be appropriately buffered and screened through landscaping from the urban residential lots to the west along Whippoorwill Avenue. Staff would also note that the hostel/chalet is to be located inside the existing building that was formerly utilized as a tourist information and rest stop facility and no additions have been proposed by the owner;
2. The owner has provided a report from Canadian Shield Environmental Services which notes that the existing private septic system on the lands could service a total of twelve campsites. Any development beyond this would require increased private sewage capacity either through an expansion of the existing system or through the construction of a new and separate private septic system. The report notes that appropriate permits and inspections required under law would be applicable should an expansion or construction of a new private septic system be required to provide for an additional twenty campsites beyond the twelve which the existing private septic system can support;
3. A hydro-geological assessment was not required at the rezoning stage. Building Services has advised that By-law 2015-265 for licensing and regulating camping grounds requires demonstration from the owner that satisfactory drinking water exists on the lands prior to the issuance of a license. By-law 2015-265 also requires the owner provide a site plan of all sites and services and utilities amongst other matters as it relates to the operation of a camping ground;
4. Staff notes that the additional 32 campsites would be accessed via an internal private road extension from the existing camping ground located to the east. No additional driveway accesses onto municipal roads or provincial highways are proposed. The hostel/chalet would be accessed via the existing driveway onto Whippoorwill Avenue. Staff further notes therefore that the majority of the traffic generated by the site would be accessing the proposed development through the existing camping ground to the east;
5. The proposed use of the lands as a camping ground and hostel/chalet is generally compatible with

- the surrounding area and the development would be subject to the site planning process. Staff expects through the use of landscaping, buffering and fencing that the lands can be improved;
6. The proposed use is compatible with surrounding properties and will provide buffering and fencing to be detailed in the required site plan agreement; and,
 7. Impacts on the lake that result from the year-round activities associated with the resort development are considered and mitigated.

Zoning By-law

The applicant is requesting that the subject lands be rezoned from “RU(19)”, Rural Special to “C7”, Resort Commercial in order to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing four units. Staff has reviewed the request and has no concerns with the requested zone category, but would advise that the amending zoning by-law restrict the permitted uses on the subject lands to a camping ground containing a maximum of 32 campsites and a hostel/chalet containing four suites. Staff is of the opinion that limiting the permitted land uses in this manner is appropriate given the site layout shown on the submitted sketch and due to the lands proximity to abutting residential uses to the west of the lands. No other site-specific relief appears to be required. It would therefore be appropriate for the amending by-law to rezone the lands to a “C7(S)”, Resort Commercial Special Zone.

Site Plan Control

Staff advises that site plan control will apply to the lands. The site planning process will be utilized to ensure appropriate landscaping, buffering and screening and fencing where appropriate is provided. The location of each campsite and the existing building that is to contain the hostel/chalet will be depicted in the site plan agreement. In addition, the location of both the existing and future private sewage systems is to be shown on the site plan drawing. Parking areas, refuse storage areas and access to the campsites from the east are other matters that will be addressed through the site planning process.

Summary:

Staff has reviewed the development proposal and is satisfied that it conforms to the Official Plan for the City of Greater Sudbury. The development proposal is also consistent with the land use planning policy directions identified in the PPS. The development of a camping ground and hostel/chalet in this location represents good rural resort commercial land use planning. The development being proposed is at an appropriate density and intensity and staff is satisfied that all site planning matters noted in this report can be addressed through the site plan agreement.

The Planning Services Division therefore recommends that the subject lands be rezoned accordingly in order to permit a camping ground having a total of 32 campsites along with an accessory building containing four guest suites on the subject lands.

January 10, 2017

To: City of Greater Sudbury Planning Committee

From: Jason Ferrigan, Director of Planning Services

RE: Planning Committee Agenda January 23, 2017 Public Hearing Item 1, Armand Charbonneau & Stephanie Malik

At the Planning Committee meeting on December 12, 2016 the Committee heard from members of the public regarding the above-noted application for rezoning. At the meeting the Committee resolved to continue the public hearing on January 23, 2017, and requested that staff provide a summary report on the questions and concerns raised by the public at the meeting. The questions and concerns have been summarized into the following areas. It is noted that some issues relate to the application and others pertain to adjoining lands, owned by the applicant, not included in this application.

Neighbourhood Safety, buffering, fencing and lighting

Members of the public raised concerns with respect to neighbourhood safety and the visibility of the expanded campground relative to the residents on Whippoorwill Avenue. A request was also made to limit light pollution and that fencing be provided along the north, east and west sides of the property. The recommended resolution includes that prior to the passing of the amending by-law that the owner enter into a site plan control agreement with the City. The site plan agreement would require that lighting be directed downward and inward to prevent light spillage onto adjacent properties. The site plan agreement would also identify fencing details and location, vegetation to remain on the property along with new landscaping and plantings to be provided.

Hwy 69 Entrance to the site

Members of the public raised a concern with the entrance to the site from Highway 69 on this application. The Ministry of Transportation (MTO) has provided comments which were included in the staff report. MTO has advised that they do not object to the application and have noted when MTO permits are required. As part of the processing of the site plan application, the site plan would be circulated to MTO for comments.

Official Plan Policy – Section 8.5.1

The public identified Section 8.5.1 of the Official Plan in reference to previous planning applications on Pioneer Road and the applicability of these policies to the subject lands. Section 8.5.1 of the Plan provides that that no new lots or land use changes resulting in more intensive use are permitted on lakes identified as being “at capacity” where a private septic system would be located within 300 m (984.25 ft) of an “at capacity” lake or any watercourse flowing into the “at capacity” lake. McFarlane Lake is considered to be an “at capacity” lake, and was the lake being referred to in the planning applications referenced on Pioneer Road. Richard Lake, however, is not an “at capacity” lake under this policy of the Official Plan and there is in this instance no watercourse within 300 m (984.25 ft) of the subject lands which flow into McFarlane Lake. As such, this policy is not applicable to the subject lands, nor this application.

Richard Lake Capacity and water quality

Members of the public expressed concerns regarding the capacity of Richard Lake to accept any further development. As noted above, Richard Lake is not currently identified in the Official Plan as a lake “at capacity”. Further, the November 1, 2016 memorandum from Hutchinson Environmental states that the predicted increase in phosphorus load to Richard Lake from the proposed development is relatively small in comparison to the existing load, and would have minimal impacts on water quality. The memorandum goes on to state that mitigation of phosphorus loads from the proposed development would be beneficial to protect and enhance water quality in Richard Lake. This could include septic system technologies that have high phosphorus removal efficiency, which would substantially reduce phosphorus loads from the development.

Completion of Watershed Study for Richard Lake

Members of the public raised a concern that further development should not occur in the area until a watershed study for Richard Lake has been completed. In 2016 Council approved watershed studies to be undertaken for the Ramsey Lake, Whitewater Lake and Junction Creek watersheds which do not include the subject lands. In the absence of a watershed plan, storm water management will still need to be addressed by the owner as part of the site plan agreement which is recommended to be completed prior to the enactment of the amending by-law.

Encroachment of Carol’s Campsite and R.V. Park onto City property

City Leisure Services staff has been dealing with the owner of Carol Campsite and R.V. Park to remove the encroachments on the City’s adjacent property. As part of this, the property line between the City and the campsite was staked in 2016. The encroachments onto the City property include trailers, outbuildings, sewage pipes and a sewage pumping station and piles of materials (granular and asphalt). It is noted that the granular and asphalt materials piled on the City’s property which have already been removed. City staff have been working with the owner to remove all encroachments prior to the campground opening in 2017.

Permits for outbuildings and site alteration

Members of the public raised questions as to whether permits were required for site grading that has taken place on the property and the status of the outbuildings on the existing Carol’s Campsite and R.V. Park property. Building Services has conducted a review of the existing Carol’s Campsite structures as well as aerial photographs and archival information and have determined that there are no records of any building permits having been obtained for construction which is a contravention of the Ontario Building Code. Contraventions were observed throughout the property where various decks, gazebos, enclosed porches and sunrooms, shed structures and mobile home dwellings have been established. The City has no record of a site alteration permit under By-law 2009-170, regulating the removal of topsoil, the placing or dumping of fill and the alteration of grades on the lands subject to the rezoning. By-law 2009-170 requires a permit for any alteration that changes the elevation of 100 mm or more from the existing grade or finished grade. Building Services will be working with the owners to resolve these issues.

Operating Season

Members of the public raised questions as to the period of time that the existing Carol's Campsite and R.V. Park was being occupied. By-law 2015-265 which governs the licencing and regulating of camp grounds establishes the operating season for a camp ground in the City as the period between May 1st and October 31st in each year. By-law Services attended at the existing Carol's Campsite and R.V. Park on January 3, 2017 and have advised that they found no evidence that anyone had been residing at the trailer park during the winter months.

ET/ba

Jason Ferrigan, MCIP, RPP
Director Planning Services Division

cc: Tony Cecutti
Ed Archer

Appendix 1

Departmental & Agency Comments

File: 751-6/16-14

RE: Application for Rezoning – Armand Charbonneau & Stephanie Malik
PIN 73479-0540, Part 2, Plan 53R-10088, Part 1, Plan 53R-20262, Lot 10, Concession 5, Township of Dill

Building Services

Building Services has the following comments:

1. The owner will be required to obtain a Record of Site Condition in compliance with Regulation 153/04 of the Environmental Protection Act for the change of use from commercial to a parkland use as per Part IV of Regulation 153/04.
2. Approval will be needed from the Health Unit "Private Sewage Disposal System" or alternatively from the Ministry of Environment if capacity is more than 10,000 l/day.
3. The owner will need to comply with CGS By-law 2015-265 for "Licensing, Regulating and Governing of Camp Grounds in the City of Greater Sudbury".
4. The owner will be required to obtain a Change of Use permit to convert the Tourist Office to a Group 'C' occupancy as defined in the Ontario Building Code to the satisfaction of the Chief Building Official.

Development Engineering

Development Engineering has reviewed the above noted application. The property is not currently serviced with sanitary sewer or municipal water; the owner will be responsible for installing private systems.

We have no objection to amending the zoning classification from "RU (19)", Rural Special to "C7", Resort Commercial to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing four units. Should the proposal proceed, Development Engineering will provide further comment regarding such things as stormwater management during the Site Plan Control process.

Drainage

The Roads and Transportation Services Drainage Section has reviewed the above application and can advise that we have no concerns.

Environmental Initiatives

1. The parcel to the north of the Subject Lands, which is owned by the City of Greater Sudbury, serves as a vegetative buffer that provides wildlife habitat and helps reduce sediment and nutrient runoff into the lake.
2. A six-foot chain link fence needs to be erected and maintained by the proponent along the entire northern boundary of the Subject Lands to discourage pedestrian access to the City-owned property.
3. Encroachment onto the City-owned property from the existing campsite needs to cease. Trailers, equipment, plot fences, sheds, temporary foundations, markers, and all other debris need to be removed to allow natural plant regrowth on the site, which will enhance the ecological integrity of the shoreline vegetation.

Richard Lake has been categorized as 'Enhanced' by Hutchinson Environmental Sciences Ltd. (HESL) in their 2015 report entitled: *"Development and Application of a Water Quality Model for Lakes in the City of Greater Sudbury"*. Lakes in the 'Enhanced' management category have been or are likely to be impaired by phosphorus inputs from human sources. As suggested in the Hutchinson report, *"additional phosphorus loads could further impair water quality in these lakes and should be avoided by, for example, implementing Best Management Practices for phosphorus abatement or limiting the creation of new un-serviced shoreline lots"*. In an accompanying letter report (included with the staff report and dated November 1, 2016), HESL estimate that the phosphorus load to the lake from the proposed development is relatively small in comparison to the existing overall load, and would likely have minimal impacts on water quality. Mitigation of phosphorus loads from the proposed development would, however, be beneficial to protect and enhance water quality in Richard Lake. Maintaining a wide, healthy shoreline buffer of vegetation on the adjacent City-owned parcel between the lake and the proposed development as recommended above is one means of mitigating phosphorus loads generated by the proposed development. Another means is through the use of septic system technologies that have high phosphorus removal efficiency.

Vegetation removal on the subject lands should be kept to a minimum during any site preparation or construction activities or for purposes of converting existing natural vegetation to lawns. This is especially important between the existing and proposed septic fields and the roadside ditch on Whippoorwill Avenue. Lawns require higher maintenance and expense and generally require importing soil from outside of the lot. Imported soil can introduce considerable quantities of phosphorus. General purpose lawn fertilizers containing phosphorus should never be used. It is illegal to apply lawn fertilizers containing phosphorus in the City of Greater Sudbury unless establishing a new lawn.

Ministry of Transportation

The Ministry of Transportation of Ontario does not object in principle to the application for the proposed Zoning By-law Amendment.

However, since the property in question is located within the Ministry of Transportation of Ontario's (MTO) permit control area, I would like to advise the Planning Board and the owner of the following:

- An MTO entrance permit will be required to reflect any changes to land ownership;
- An MTO building/land use permit will be required for any proposed buildings, septic systems, wells, etc. located within 45 m of the MTO right-of-way (ROW) limits or within a 180 meter radius of intersections;
- A Traffic Impact Statement or Study from a RAQS qualified traffic consultant will be required prior to the issuance of any MTO permits. The Traffic Impact Statement/Study must identify if the volume of traffic expected for the campground would necessitate the installation of a full left turn lane on Highway 69 to Whippoorwill Avenue.

Additionally, the applicant must be advised that in the future, access to the property will be via a proposed intersection to be continued at South Lane Road, and the existing Highway 69 access will be converted to a service road providing access to the site.

Further information with respect to MTO permit and setback requirements can be obtained by contacting Ms. Anne Poliquin-Chaput at our Sudbury Area office at (705) 564-7706 (Toll free: 1-800-222-1047).

Should you wish to discuss the contents of this letter, please contact me.

Thank you for the opportunity to provide our comments.

Operations

No concerns.

Roads, Traffic & Transportation

Further to your memo dated July 26, 2016, received in our office on August 2, 2016, Roads and Transportation Services Staff have reviewed this application and can advise that we have no concerns.



Memorandum

Date: November 1, 2016

To: Stephen Monet, City of Greater Sudbury

From: Tammy Karst-Riddoch

Re: Application for Rezoning (File #751-6/16-14) - Phosphorus Load Changes to Richard Lake with Proposed New Development

The City of Greater Sudbury is considering an application for rezoning in order to permit a camping ground with 32 campsites and conversion of an existing building to contain 4 hostel/chalet units at 2726 Whippoorwill Avenue, Sudbury. The subject property is located within 300 m of the shoreline of Richard Lake, and therefore phosphorus loads from development (septic systems and overland runoff) are considered to reach the lake. The City requires a determination of changes in phosphorus loads to Richard Lake that would result from the proposed development to inform their decision regarding the application.

Phosphorus loads to Richard Lake under existing conditions and with the proposed development were determined using the phosphorus model developed for the City by Hutchinson Environmental Sciences Ltd (HESL)¹, and are summarized in Table 1. The calculations assumed a) seasonal operation of the campsites, and b) a mean occupancy of 3.07 people/day per unit for 140 days/yr for the hostel/chalet units.

Under existing conditions, the total phosphorus load to Richard Lake was 287.97 kg/yr, with 85.1% of that load originating from development. The existing building on the subject property (formerly used as a tourist information centre) contributed 1.71 kg/yr of the developed load to the lake.

The proposed development would add 9.36 kg/yr to Richard Lake increasing the total load by 3.3% to 297.34 kg/yr. The contribution of phosphorus from all development on the lake (254.56 kg/yr) would increase by 0.5% over existing conditions.

The predicted increase in phosphorus load to Richard Lake from the proposed development is relatively small in comparison to the existing load, and would likely have minimal impacts on water quality. Existing development on Richard Lake, however, has increased the phosphorus loads by more than 50% over background conditions and the lake was determined to have "High Responsiveness" to additional phosphorus loading (HESL, 2015). Mitigation of phosphorus loads from the proposed development would therefore be beneficial to protect and enhance water quality in Richard Lake. This could include the use of septic system technologies that have high phosphorus removal efficiency, which would substantially reduce phosphorus loads from the development. Further reductions could be achieved by implementation of Best Management Practices on the property that reduce phosphorus loading from overland runoff.

¹ HESL, 2015. Development and Application of a Water Quality Model for Lakes in the City of Greater Sudbury, July 2015, report prepared for the City of Greater Sudbury

Table 1. Summary of Phosphorus Loads to Richard Lake under Existing Conditions and with the Proposed Development. Values are in kg/yr unless otherwise noted.

Scenario	Source	Phosphorus Load	Change from Existing
Existing	Background	42.79	
	Total Developed	245.18	
	Total	287.97	
	<i>% of Load from Developed</i>	85.1%	
With Proposed Development	Subtraction of Tourist information building	-1.71	
	Addition of 4 Resort Units (hostel/chalet)	3.12	
	Addition of 32 Seasonal Camp/Trailer Sites	7.95	
	Total Increase from Proposed Development	9.36	
	Total Developed	254.56	
	Total	297.34	3.3%
	<i>% of Load from Developed</i>	85.6%	0.5%

Please do not hesitate to contact me if you require any additional information or clarification.

TKR



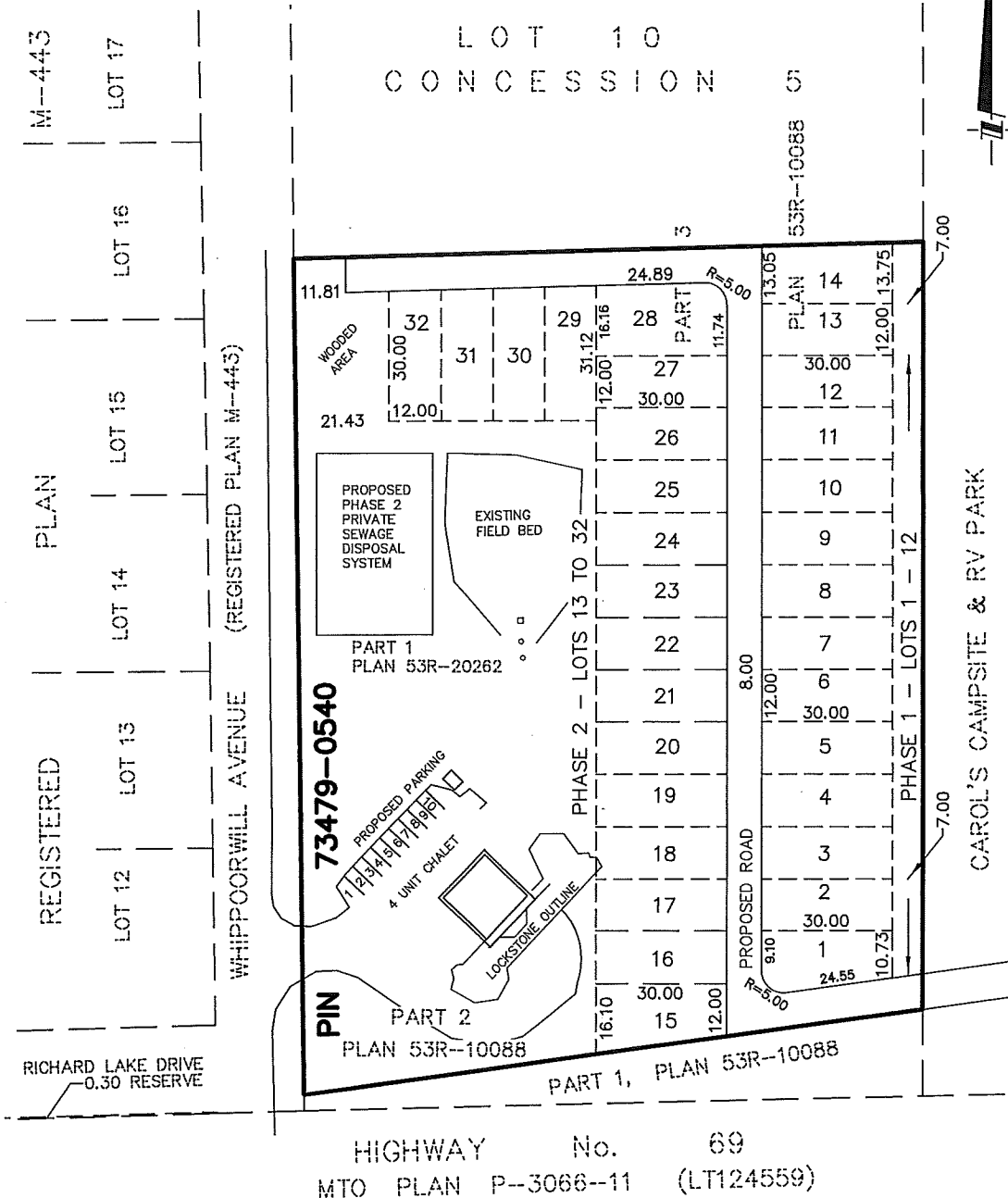
SKETCH OF PROPOSED CAMPGROUND
PART OF LOT 10
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF DILL
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY

SCALE 1 : 1250 METRIC

0 15 30 45 60 METRES



LOT 10
 CONCESSION 5



GEOGRAPHIC TOWNSHIP OF DILL

D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS

298 LARCH STREET
 SUDBURY, ONTARIO, P3B 1M1
 PHONE (705)673-2556 FAX (705)673-1051

PREPARED BY : WJM	SCALE : 1 : 1250 METRIC
DATE : MARCH 10, 2016	FILE No. : 17384 SKETCH



PHOTO 1 EXISTING BUILDING TO BE CONVERTED TO A HOSTEL/CHALET
CONTAINING FOUR UNITS AS VIEWED FROM HIGHWAY 69
LOOKING NORTH WEST



PHOTO 2 EXISTING CAMPING GROUND TO THE EAST WHICH IS
TO PROVIDE ACCESS TO THE PROPOSED NEW CAMPING
GROUND CONTAINING 32 CAMP SITES



PHOTO 3 EXISTING SINGLE DETACHED DWELLINGS FRONTING WHIPPOORWILL AVENUE TO THE IMMEDIATE WEST OF THE DRIVEWAY PROVIDING ACCESS TO THE PROPOSED HOSTEL/CHALET



PHOTO 4 EXISTING HOTEL LOCATED TO THE SOUTH OF THE SUBJECT LANDS FRONTING HIGHWAY 69

751-6/16-14 PHOTOGRAPHY OCT 3, 2016

File: 751-6/16-14
2726 Whippoorwill Ave.,
Sudbury
2015 Orthophotography



Whippoorwill Avenue

Richard Lake Drive

Highway 69 South

0 10 20 40 60 80
Metres

RECEIVED

AUG 16 2016

ETV
GF✓

Development Services PLANNING SERVICES

751-6/16-14

August 5, 2016

To: Eric Taylor

Manager of Development Services; City of Sudbury

From: Luisa and Jason Maloney

2663 Whippoorwill Ave.

Sudbury, Ontario P3G-1E9

Regarding: PIN73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury Ont.

I am opposed to the application to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing 4 units of the subject lands for the following reasons:

. First of all, Whippoorwill Avenue is named after the whippoorwill bird which I can hear calling in the evening.

The **Whippoorwill bird** is an endangered species and their number one threat is destruction of their natural habitat. Further destruction of their natural habitat is what will happen if this application is approved.

. The **Blanding turtle** is a threatened species and their number one threat is being hit by cars.

The increase in traffic due to an increase in the amount to trailer sites will further put Blanding turtles at risk.

. **Blue-Green algae** have been spotted on Richard Lake. Stress caused by the added population of the campsite will put this small lake at risk of blue green algae and other harmful aquatic species.

. The **increase of water lines** drawing more water out of this small lake. Water levels are already at a low.

. The **increase of traffic** of boats and motors will increase the risk of invasive, aquatic species.

. There will be **added pollution**, both noise and environmental due to the increase of vehicles in the area and the increase of campfires.

. **Fires** will also put an increase risk to the public safety.

. This trailer park will also **decrease property values** and subsequently **decrease taxes** in the area.

. **Public safety** will also be at risk, because of transient visitors in the area.

We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Lisa Malmey
Josh Malmey

RECEIVED

AUG 16 2016

PLANNING SERVICES

Development Services

ETL
GFL
751-6/16-14

August 5, 2016

To: **Eric Taylor**

Manager of Development Services; City of Sudbury

From: **Electa Maloney**

2643 Whippoorwill Ave.

Sudbury, Ontario P3G-1E9

Regarding: PIN73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury Ont.

I am opposed to the application to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing 4 units of the subject lands for the following reasons:

. First of all, Whippoorwill Avenue is named after the whippoorwill bird which I can hear calling in the evening.

The **Whippoorwill bird** is an endangered species and their number one threat is destruction of their natural habitat. Further destruction of their natural habitat is what will happen if this application is approved.

. The **Blanding turtle** is a threatened species and their number one threat is being hit by cars.

The increase in traffic due to an increase in the amount to trailer sites will further put Blanding turtles at risk.

. **Blue-Green algae** have been spotted on Richard Lake. Stress caused by the added population of the campsite will put this small lake at risk of blue green algae and other harmful aquatic species.

. The **increase of water lines** drawing more water out of this small lake. Water levels are already at a low.

. The **increase of traffic** of boats and motors will increase the risk of invasive, aquatic species.

. There will be **added pollution**, both noise and environmental due to the increase of vehicles in the area and the increase of campfires.

. **Fires** will also put an increase risk to the public safety.

. This trailer park will also **decrease property values** and subsequently **decrease taxes** in the area.

. **Public safety** will also be at risk, because of transient visitors in the area.

We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Electa Maloney

RECEIVED

AUG 16 2016

ET ✓
GF ✓

August 5, 2016

PLANNING SERVICES

751-6/16-14

To: Eric Taylor

Manager of Development Services; City of Sudbury

From: CHARLES FISCH
2731 WHIPPOORWILL AVE
SUDBURY ONTARIO
P3G 1E9

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

I am opposed to the application to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing 4 units of the subject lands for the following reasons:

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- Fires will also put an increase risk to public safety.
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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Charles Fisch

RECEIVED

AUG 16 2016

ET ✓
GF ✓

August 5, 2016

PLANNING SERVICES

751-6/16-14 ✓

To: Eric Taylor

Manager of Development Services; City of Sudbury

From: *Daniel + Sheila Marcotte*
2704 Sunset Ave
Sudbury
P3G 1K9

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Daniel Marcotte owner

RECEIVED

AUG 16 2016

PLANNING SERVICES

August 5, 2016

To: Eric Taylor

Manager of Development Services; City of Sudbury

From: Mike & Anita Mallery
2653 Whippoorwill Ave
Sudbury Ont, P3G1E9

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Mike Mallery
9/16/16 Mallery

ET ✓
GP ✓

751-6/16-14

RECEIVED

AUG 15 2016

ET ✓
GF

August 5, 2016

PLANNING SERVICES

751-6116-14

To: Eric Taylor

Manager of Development Services; City of Sudbury

T W N.

X From:

Barbara Desjardins
2240 Richard Lk.,
Sudbury, ON.

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

X  Barbara Desjardins

RECEIVED

AUG 15 2016

PLANNING SERVICES

August 5, 2016

To: Eric Taylor

Manager of Development Services; City of Sudbury

From:

STUART + HELEN STONE
2695 SUNSET AVE.
P3G1E9

TWN

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,



RECEIVED

AUG 15 2016

GF.

ET✓

751-6/16-14

August 5, 2016

PLANNING SERVICES

To: Eric Taylor

Manager of Development Services; City of Sudbury

From:

ED, Lisa Gauthier

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

ED, Lisa Gauthier

RECEIVED

AUG 15 2016

ET ✓
GF

August 5, 2016

PLANNING SERVICES

751-6116-14

To: Eric Taylor

Manager of Development Services; City of Sudbury

From:

Teresa Mullin + Norm Belanger
2681 Whippoorwill Ave
Sudbury, Ontario
P3G 1E9

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Norm Belanger
Teresa Mullin

RECEIVED

AUG 15 2016

August 5, 2016

PLANNING SERVICES

To: Eric Taylor

Manager of Development Services; City of Sudbury

From:

G. Litt
2648 Sunset
Sudbury P3G-1E9

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

751-6/16-14
LOT: DILL con 5 Lot 10
PCL 22251A
PLAN M443
Lot 6 pt BLK A

I am opposed to the application to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing 4 units of the subject lands for the following reasons:

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Gerald Litt

RECEIVED

AUG 15 2016

GF
ET✓

August 5, 2016

PLANNING SERVICES

To: Eric Taylor

Manager of Development Services; City of Sudbury

751-6/16-14

From: John Burke

2715 Whippoorwill Ave,

Concession 5 Lot 10 Plan M443; Lot 13 PCL 45061;

Dill Township; Property tax role #090 020 02601 0000

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

2726 Whippoorwill Avenue, Sudbury

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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

John Burke

RECEIVED

AUG 15 2016

ET
GF

August 5, 2016

PLANNING SERVICES

To: Eric Taylor

Manager of Development Services; City of Sudbury

75-6/16-14

From: Wanna Burke

2715 Whippoorwill Ave,
Concession 5 Lot 10 Plan M443; Lot 13 PCL 45061;
Dill Township; Property tax role #090 020 02601 0000

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262
Lot 10, Concession 5; Township of Dill
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We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,

Wanna Burke

RECEIVED

NOV - 3 2016

ET ✓
SM

1

PLANNING SERVICES

Maurizio Visentin
15 Concord Crescent
Sudbury, ON
P3E 4L7
November 2, 2016

Re: File Number: 751-6/16-14

Armand Charbonneau & Stephanie Malik - Application for rezoning in order to permit a camping ground having a total of 32 campsites and a hostel/chalet containing four (4) units, 2726 Whippoorwill Avenue, Sudbury

Madam Chair, members of the Planning Committee:

The Richard Lake area has appeared before you on a number of occasions this year with requests for By-law amendments. Once again I ask members of the committee to view this review as an opportunity to ask how can we improve on the past and care for the future.

There are 128 campsites presently listed at Carol's Campsite plus 129 at the Mine Mill Campsite for a total of 257 add 32 proposed campsites for a final total of 289. Is this an appropriate density for a stressed lake, such as Richard Lake, measuring .80 square km. Is there any other lake in Ontario with a similar density? True this proposal does not face directly onto Richard Lake but there aren't any provisions preventing the funneling of all activity by the proposal onto Richard Lake.

I would ask Madam Chair that members of the committee look at the appended comments relating to the state of the adjacent existing campsite. Positive reviews by attending campers are dampened by a number of reviews drawing attention to concerns that may be repeated at the proposed additional sites.

The City of Greater Sudbury Official Plan notes

4. The Zoning By-law will ensure that resort and shoreline commercial development on lakes and watercourses has water frontage that is adequate and suitable for the use proposed.

Will the increase in sites still comply with the By-Law?

The Official Plan Phase 1. Page 92 states:

8.5.1 Environmental Constraints on Development Even when not used for drinking water, our lakes, streams and rivers are strongly identifiable with the City's quality of life. As such, it is important to maintain and enhance the water quality of these features by controlling not only water-based and

shoreline activities, but also activities and land uses occurring within the watershed. Policies 1. No new lots *or land use changes which result in a more intensive use* will be permitted on lakes that are considered 'at capacity' where on-site subsurface sewage disposal tile beds are closer than 300 metres from the shoreline of the lake or any watercourse flowing into the lake. Lakes considered 'at capacity' include, but are not limited to, the following: Bethel, McCharles, McFarlane, Minnow, Mud, Robinson, Simon, and Whitewater. (2007 MMAH Mod #10

I have not been able to determine if Richard Lake is at capacity but there is ample data to indicate Richard Lake is a fragile lake ranking 5th in the City of Greater Sudbury's Subwatershed Plans.

In an application Presented to the Planning Committee Presented: Monday, Oct 07, 2013 Report Date Monday, Sep 23, 2013 Type: Public Hearings File Number: 751-6/13-24 & 701-6/13-4

Request for Decision Applications for Official Plan Amendment and rezoning in order to permit the replacement the existing 421 m² transportation terminal building with a new 584 m² transportation terminal building, 1727 Pioneer Road, Sudbury - 979253 Ontario Inc

The Planning Department noted:

THAT the City of Greater Sudbury approve the application by 979253 Ontario Inc. to amend the Official Plan for the City of Greater Sudbury in order to provide an exception to Section 8.5.1.1. to permit a more intensive use on a lake considered 'at capacity' where on-site subsurface sewage disposal tile beds are closer than 300 metres from the shoreline or any watercourse flowing into the lake, subject to the following: 1. That a site specific exception be provided in the Official Plan to permit an increase in the size of the transport terminal building from 421m² to approximately 590m². Recommendation #2 THAT the City of Greater Sudbury approve the application by 979253 Ontario Inc. to amend Zoning By law 2010-100Z by changing the zoning classification of lands described as PIN 73479-0297, Parcel 25272 S.E.S., Part of Lot 12, Concession 5, Township of Dill from M1(20) to a revised M1(20) to permit the replacement the existing 421 m² building with a new 584 m² building subject to the following conditions: 1. The only permitted use shall be a transport terminal, restricted to a building not to exceed 590 m². 2. That prior to the enactment of the amending by-law the owner shall provide the Director of Planning Services with evidence of approval to construct a tertiary septic system from the Sudbury District Health Unit.

To amend the Official Plan for the City of Greater Sudbury to provide an exception to Section 8.5.1.1. in order to permit a more intensive use on a lake considered 'at capacity' where on-site subsurface sewage

disposal tile beds are closer than 300 metres from the shoreline or any watercourse flowing into the lake.

The applicant has proposed the installation of a new Tertiary Septic System which will be more than 93 metres from the marsh. A tertiary system adds a second tank and a treatment device between the septic tank and leaching bed to reduce the effluent strength and the required leaching bed size. The applicant has indicated that the waste strength is about 10% of the strength of that being emitted from a regular septic system and that a tertiary septic system reduces nitrates in the effluent by 1/3 to 2/3 while also reducing phosphate levels up to 90 percent.

2. New development that fronts on a lake or watercourse which has recognized environmental constraints is prohibited unless detailed studies demonstrate that the problems associated with development in these situations can and will be mitigated. The onus for demonstrating that environmental constraints will be mitigated shall lie with the proponent of the development.

The wetland on the subject property provides important environmental services, including wildlife habitat and water quality and quantity contributions to the downstream lakes and creeks. The applicant or owner must obtain all necessary permits from the Nickel District Conservation Authority before starting any work site alteration in or within 120 metres of the wetland.

This has not been demonstrated from the present application. Why isn't a tertiary system required in this application that is closer to Richard Lake?

8.56.2 Subwatershed Plans

2. Subwatershed plans will be developed as funding permits for the following subwatersheds which are ranked in their order of priority:

a . Nepahwin/Robinson; b. Ramsey Lake; c. Whitson River; d. Azilda; e. **Richard Lake**; f. Junction Creek; g. Mud Lake; h. Simon/McCharles Lake; i. Chelmsford; j. Whitson Lake; k. Garson; l. Meatbird Creek – Lively; m. Coniston; n. Wanapitei; o. Dowling; p. Copper Cliff; and, q. Kelley Lake. p.145

Official Plan page 145

List of "Enhanced" Management Lakes (n=33).

Ashigami Lake Beaver Lake W (Big) - LV Bethel Lake Boland's Lake Bushy Lake Clearwater Lake Dixon (Little Joe) Lake Ella Lake - W Fairbank Lake Forest Lake Frenchman Lake Hammer Lake Hannah Lake Joe Lake Lake Nepahwin Little Panache Lake Little Raft Lake Lohi Lake Makada Lake Middle Lake Page Lake Raft Lake Ramsey Lake RBR 4 **Richard Lake Roland Lake** - NR 2 Silver Lake Skead Bay Skill Lake St Pothier Lake Tilton Lake Toweman's Lake Whitson Lake

Final Report - Development and Application of a Water Quality Model for Lakes in the City of Greater Sudbury, January 13, 2013, E2

Furthermore the Official Plan notes:

3. Development and site alteration are not permitted on lands adjacent to significant habitat of endangered species and threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. Adjacent lands are considered to be within 120 at least 50 metres of significant habitat of endangered species and threatened species. This area can be modified if justified by a study. p.152

This has not been demonstrated.

Again with reference to the Official Plan it notes:

5.2.3 Mobile Home Parks The majority of existing mobile home parks in the City are located in unserviced, rural areas. Due to servicing concerns, no new mobile home parks are permitted. Existing mobile home parks that are already zoned will continue to be recognized in the Zoning By-law. Page 88

According to MPAC A mobile home park may be defined as land on which one or more units are located where the owner of the property retains possession of the land and the owner of the dwelling leases the land.

Through you Madam Chair I would appreciate an explanation in distinguishing how the proposed development will not be a mobile home park.

RECEIVED

AUG 29 2016

PLANNING SERVICES

Ian and Barbara Robb
2666 Sunset Avenue
Sudbury, Ontario P3G 1E9
August 20, 2016

ETV
GP

The City of Greater Sudbury
Eric Taylor, Manager of Development Services.
Box 5000, Station A
Sudbury, Ontario P3A 5P3

Re: Your File 751-6/16-14
Application for Rezoning (2726 Whippoorwill Avenue, Sudbury)

Dear Mr. Eric Taylor

We strongly object and oppose this application for changing the zoning classification for this parcel of land. Presently there is a buffer zone between the existing trailer camp site and our neighbourhood. That must stay in place.

OUR NEIGHBOURHOOD

We live in a quiet, residential neighbourhood. We purchased our home here for a quiet, semi-rural, lifestyle. The neighbourhood has a number of school age and younger children. They feel safe (and the parents feel safe) when they walk along Whippoorwill Road and Sunset Avenue to visit their friends.

In the past, even with the buffer in place we have had trailer park people walking on these roads. Probably most are decent people. Some might not be. We do not know these people. It is necessary to have a buffer between a transient campsite and our residential neighbourhood to protect our children, our property, and ourselves. We know of one family who had items stolen from one of their vehicles and who are certain it was people from the trailer park.

THE PROBLEM OF NOISE

In addition to the danger posed by strangers there is the problem of noise. It is true that there is some noise from the present campsite, but for the most part it is tolerable. The buffer zone and the distance usually ensures that we are not often at the receiving end of loud music, played late at night.

We anticipate the argument that people in our neighbourhood also sometimes cause noise. This is true and it has happened. However when it did, a phone call has been enough to solve the problem. We know whom to call and it has been the case that they have not realized the problem. Noise from transients cannot be dealt with so easily. With no one to call it would be necessary to involve the police. The people do not care since they are transient.

WATER AND SEWER CONSIDERATIONS

My wife and I get our water from Richard Lake and have a septic system. I understand that some of my neighbours will be questioning whether the Richard Lake area can handle more people, while maintaining the quality of water that we now have. This is a serious problem but can be addressed if the city is prepared to provide water and sewage services. It would be great if we will be provided with these services but realistically it probably is not going to happen.

PROPERTY VALUES

Having a transient population without a buffer zone could affect the values of our investments in property. We cannot speak as knowing the real estate market but think that people, considering the purchase of a home would factor in the presence of a nearby transient population. We know that we would. All of us have been paying city taxes for years, understanding that if the area changed it would be for the better.

TRAFFIC AND SAFETY

We understand that there is a proposal that the whole road system will change as a result of changes to Highway 69. I do not know how this will affect our neighbourhood. However, if transient vehicles are permitted to enter and to leave through an entry point on Whippoorwill Road the traffic will increase and the safety will decrease.

So, for many reasons we strongly oppose this proposal to change the zoning. We have a quiet neighbourhood and we need to keep a buffer from the transient camping population.

Please reply, confirming receipt of this letter and that it is received in time to be part of the documentation available at the public meeting considering this request.

Yours Sincerely

The block contains two handwritten signatures in black ink. The signature on the left is 'Barbara Robb' and the signature on the right is 'Ian Robb'. Both are written in a cursive, flowing style.

Barbara and Ian Robb

RECEIVED

AUG 29 2016

ET ✓
GP

August 5, 2016

PLANNING SE

To: Eric Taylor

Manager of Development Services; City of Sudbury

From: ~~LEEVA~~ POXLEITNER
2712 SUNSET
SUDBURY ONT.

751-6116-14

Regarding: PIN 73479-0540

Part 2, Plan 53R-10088, Part 1, Plan 53R-20262

Lot 10, Concession 5; Township of Dill

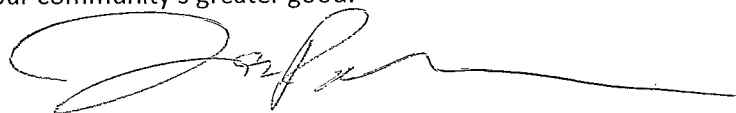
2726 Whippoorwill Avenue, Sudbury

I am opposed to the application to permit a camping ground having a total of 32 campsites along with a hostel/chalet containing 4 units of the subject lands for the following reasons:

- First of all, Whippoorwill avenue is named after the whippoorwill bird which I can hear calling in the evening. The whippoorwill bird is an endangered species and their number one threat is destruction of their habitat. Further destruction of their natural habitat is what will happen if this application is approved.
- The blanding turtle is a threatened species and their number one threat is being hit by cars. The increase in traffic due to an increase in the amount to trailer sites will further put the blanding turtle at risk.
- Blue-Green algae blooms have been spotted on Richard lake. Stress caused by the added population of the campsite will further put this small lake at risk of blue green algae and other harmful aquatic species.
- The increase of traffic of boats and motors will increase the risk of invasive, aquatic species
- There will be added pollution, both noise and environmental due to the increase of vehicles in the area and the increase of campfires.
- Fires will also put an increase risk to public safety.
- This trailer park will also decrease property values and subsequently decrease taxes in the area.
- Public safety will also be at risk, because of an increase of transient visitors in the area.

We ask the City of Greater Sudbury to take a serious look at this request and decline it in the best interest of our community's greater good.

Sincerely,



Leeva Poxleitner
2712 Sunset Ave

RECEIVED

NOV 23 2016

PLANNING SERVICES

Submission re Carol's Campsite Re-Zoning Application.

My name is Gary Barr and I live at 2695 Chatelain Road. In 1975, my wife and I purchased property on the north side of Richard Lake, second lot from the west end. In 1976, we built our 'forever home' there.

I wanted to draw water from a spot deep enough that I would not have to worry about damage from ice in the winter or from outboards at low water level in the summer, yet still be far enough off the bottom to avoid sucking in any mud. I found a spot six feet deep, 225 feet from shore where the water was crystal-clear and there were few weeds. We used that water for all domestic purposes, including drinking, and did not use any filters, chlorinators, ultra-violet or other purification means. Guests were known to say that we had great tasting water. That lasted 11 years until a water sample detected e-coli and we installed a chlorination system.

Fast forward to 2016. We have no less than five filters/purifiers – a sand filter to take out the larger particles (like milfoil), a carbon filter to remove odors and tastes, a wash-down filter to allow visual inspection for algae, etc., a 5-micron filter to remove fine particles and a UV filter (replacing the chlorinator) to kill any bacteria. Due to the risk of blue-green algae, we now get water at the Countryside Arena public tap for many purposes. The City's website advises **"THERE IS NO EFFECTIVE HOME TREATMENT TO REMOVE BLUE-GREEN TOXINS FROM THE WATER – THIS INCLUDES BOILING, TREATING WATER WITH CHLORINE, AND JUG FILTRATION SYSTEMS. THE ONLY SAFE ALTERNATIVE IS TO USE BOTTLED WATER OR WATER OBTAINED FROM A MUNICIPAL DRINKING WATER SYSTEM."**

So, in 40 years, we've gone from drinking the lake water raw to not drinking it at all despite all the treatments typically utilized in private water systems. That's really everything that needs to be said about the deterioration of the water quality in Richard Lake in the past four decades.

So, what has contributed to the decline of our once-pristine lake? In a word, overuse.

Based on the City's 'Interactive On-Line Maps' maps, there are 52 private dwellings with street addresses where the property fronts directly on Richard Lake. In addition, there are another 56 with addresses on Desloges Road, Whippoorwill Avenue, Sunset Avenue and Richard Lake Road, which, while they do not front directly on the lake draw water either from the groundwater connected to the lake or directly from the lake through wild lines or shared intakes. All those homes return their wastewater to the groundwater or directly to the lake.

I suspect the lake could sustain those 108 year-round dwellings. The problem is the seasonal use. The map on the applicant's website seems to show 137 campsites. The 'Camping in Ontario' website advertises 155 campsites. You have been asked to permit an additional 32 campsites (in addition to the four hostel sites) but it's uncertain what the real campsite total will be if this application is approved.

The neighbouring campground advertises 135 campsites on their website and 180 in 'Camping in Ontario'. While that adjacent property is not within the scope of the current application and is beyond the control of the Planning Committee, it's the total demand on the lake that should be considered when deciding whether any application is approved.

Without this application, the total number of campsites/hostel sites for the two properties is somewhere between 272 and 335 and, if the re-zoning is approved, the tally will be between 308 and 371. That means that the number of households using the lake jumps from about 108 in the winter months to at least 416 and possibly as high as 479 during the summer months, multiplying pressure on our lake by between 3.8 and 4.4.

While the proposed use is seasonal, we should recognize that it occurs at a time of year when the lake is at its most fragile:

- Eurasian Water Milfoil (an invasive species) is already a major problem in Richard Lake. It is at its greatest extent in late summer. Watercraft (outboards and personal watercraft) chop up the weed and each piece has the potential to become a new plant. More campers = more watercraft = more milfoil = lower water quality. Milfoil has the potential to clog water intakes and force residents to drill wells at enormous cost. For the past several years, milfoil has prevented me from even locating my intake in that once-clear water.
- The risk of blue-green algae is greatest in late summer when air and water temperatures are at their highest and water levels are at their lowest, concentrating the effect of any phosphates and nitrates. The City's website says **"BLUE-GREEN ALGAE ARE PRIMITIVE MICROSCOPIC PLANTS THAT LIVE IN FRESHWATER LAKES AROUND THE WORLD. BLUE-GREEN ALGAE BLOOMS ARE WELL SUITED TO LAKES WITH HIGH PHOSPHORUS AND NITROGEN LEVELS. HOT TEMPERATURES CAN CAUSE THE ALGAE TO BLOOM ..."** We have had at least one episode of a blue-green algae bloom, on our immediate neighbour's shore, and possibly other incidents unknown to me or that have perhaps gone undetected. There is never a good time to add phosphates to the lake but, as the City's website suggests, summer is likely the worst time. The potential for that additional phosphate load increases when more campsites are added. Blue-green algae could also potentially force property owners to drill expensive wells.
- Each new boat arriving on the lake from other water bodies has the potential to contaminate our lake by importing the spiny water flea or some other invasive species. What happens in Richard Lake will eventually find its way downstream and contaminate the entire Panache Lake Watershed.
- The loons are raising their young and we regularly see them being harassed by boaters. Lake residents know the importance of giving them a wide berth. I'm less confident that transient users show the same degree of concern. While this activity doesn't impact the quality of the water, it does affect the quality of life – for both the wildlife and the residents.

The January 2014 report by Hutchinson Environmental Services Ltd., titled **'DEVELOPMENT AND APPLICATION OF A WATER QUALITY MODEL FOR LAKES IN THE CITY OF GREATER SUDBURY'** classifies Richard Lake as one in need of 'Enhanced Management' (page E2).

The report uses this description, **'THESE LAKES HAVE EITHER BEEN, OR ARE LIKELY TO BE IMPAIRED BY PHOSPHORUS INPUTS FROM HUMAN SOURCES. ADDITIONAL PHOSPHORUS LOADS COULD FURTHER IMPAIR WATER QUALITY IN THESE LAKES AND SHOULD BE AVOIDED BY, FOR EXAMPLE, IMPLEMENTING BEST MANAGEMENT PRACTICES FOR PHOSPHORUS ABATEMENT OR LIMITING THE CREATION OF NEW UN-SERVED SHORELINE LOTS'** (page 36, emphasis added).

Earlier this year, the province agreed to fund the City's watershed studies. One of the goals is to **'ESTABLISH A FRAMEWORK FOR RESPONSIBLE URBAN GROWTH WITHIN THE WATERSHEDS'**. Until a lake-specific Watershed Management Plan is in place for Richard Lake, the responsible course of action would be to delay further development.

40 years ago, Richard Lake would probably have been rated 9.5+ on a 10-point scale for lake water quality. Today, that rating would be much lower – and dropping. All stakeholders – permanent residents, Campground owners, seasonal campers, short-term campers and the City – need to work together to address the deterioration of Richard Lake. It is my opinion that approving this application would not be in the best interests of Richard Lake or any of the stakeholders.

Thank you for your time and attention.