



Nickel District Conservation Authority
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Sudbury, ON P3E 5P9
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ConservationSudbury.ca

July 11, 2022

Conservation Sudbury File 2521

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

Attn: Mauro Manzon, Senior Planner

Re: Zoning By-law Amendment, 751-6/22-009
11415573 Canada Inc., 0 Algonquin Rd

Conservation Sudbury staff has reviewed the above-noted application to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "FD", Future Development, to "R3-1 Special", Medium Density Residential Special. The application would permit a six-story retirement home with 150 rooms.

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.

Context

The subject parcel is at the southeast corner of Algonquin Road and Countryside Drive. A large proportion of the parcel is located within a floodplain. The floodplain elevation at this location is 279.95 m above sea level (CGVD28 datum).

Recommendation

Conservation Sudbury does not oppose Zoning By-law Amendment 751-3/22-009. Development must be located outside of the floodplain and provide safe egress in a flood event.

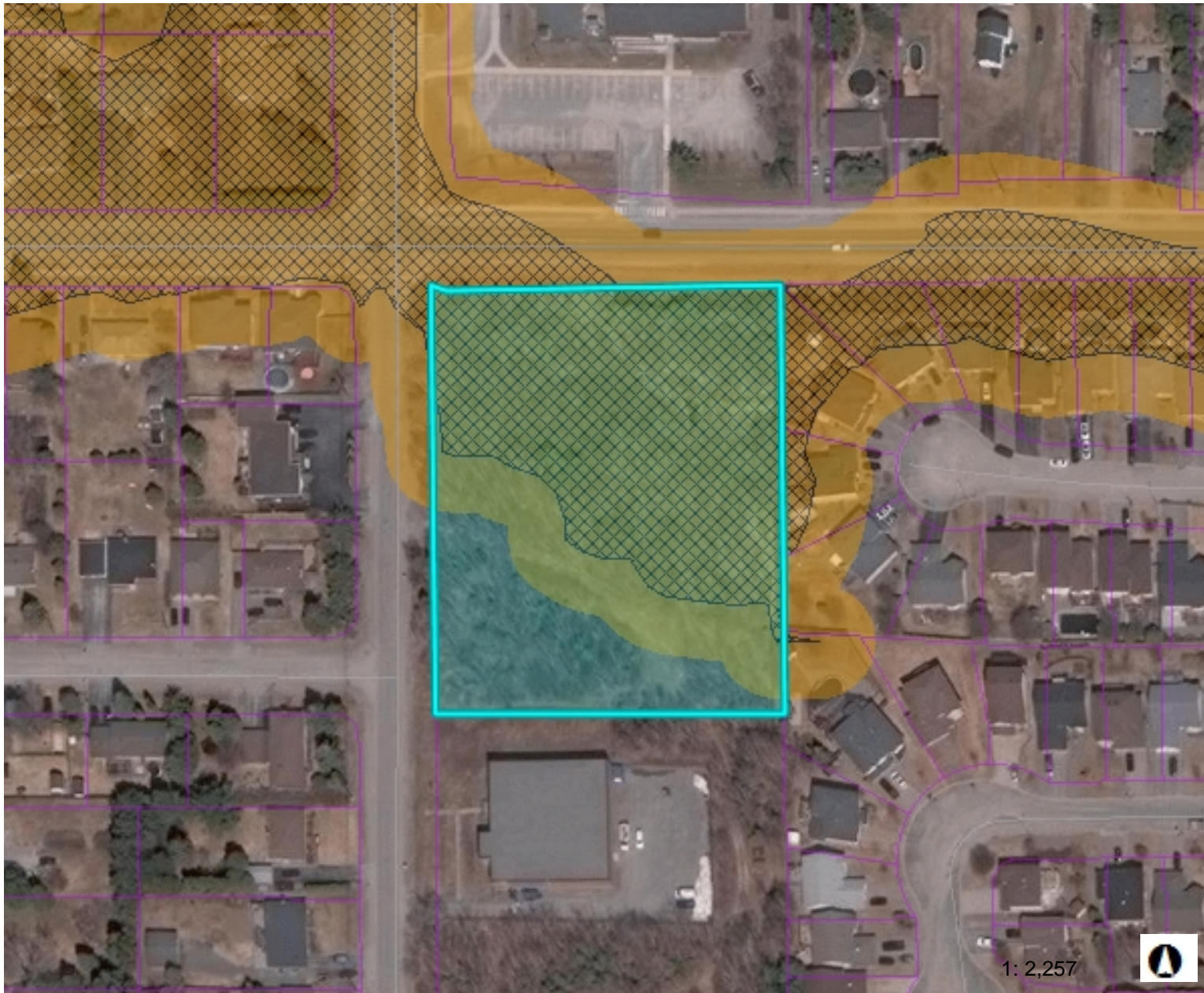
The site plan, as circulated for the rezoning application does not meet the floodplain development design requirements of Conservation Sudbury. Proponent is recommended to apply for a Section 28 permit from Conservation Sudbury prior to the Site Plan control agreement review since changes to the site plan may be required as a result of our review.

Sincerely,

Melanie Venne, MES
Office and Communication Coordinator

Enclosure (1)

0 Algonquin Rd (File no. 2521) Township of Broder



Legend

- NDCA Jurisdiction
- Parcels (File NO)
- Roads_CGS_2021
- Floodplain
- Regulation Limits
- Municipal Boundary (CGS)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

Notes

Based on ground condition and floodplain mapping, a portion of the property would be subject to flooding. Permission must be obtained from Conservation Sudbury under Ontario Regulation 156/06 for any addition to existing structure, new structures, placement or removal of fill, site grading or alteration to watercourses within the Regulated Area.

