

Appendix 1. Agency Comments

Building Services

We have reviewed the draft plan and Council's Conditions applying to the approval of a two-year extension to the subject plan of 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 #22: "The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/19."

Canada Post

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the subdivision, I propose the following location: A)Side of either lot 23 or 39.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.

- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

Development Engineering

The draft subdivision approval was granted by the Ontario Municipal Board in August of 2017. Since this time, the City has received a first submission of construction drawings in November of 2022 to further development on this site. We are awaiting their second submission of construction drawings. All required conditions are present and in their proper form. We have no objection to the three year extension of this draft approval.

Infrastructure Capital Planning Services

Roads: No concerns.

Transportation & Innovation Support: No concerns.

Active Transportation: No concerns.

Roads Operations: No concerns.

Drainage

Original condition number 16, 24, 25, and 26, are to be 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 and 20% over-control of peak flows as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must follow the recommendations of the Ramsey Lake 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.

Conservation 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 located off Keast Drive and abuts Ramsey Lake at the north and east. The property includes floodplain of Ramsey Lake and a delineated wetland.

Recommendation

The current conditions of draft plan approval initially approved on June 19, 2020 and lapsing on June 19, 2023, includes the following conditions related to Conservation Sudbury:

35. The applicant/owner shall provide to the City, as part of the submission of servicing plans a siltation 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 Manager of Growth and Development and 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.

38. That the stormwater master plan and lot grading plan be reviewed and approved by Conservation Sudbury.

42. That the stormwater management facilities and the sanitary sewer lift station may be located in Block A provided that Conservation Sudbury approves a cut and fill permit which would result in the facilities being located outside of the regulated floodplain to the satisfaction of the General Manager of Growth and Development.

Conservation Sudbury would like to request that condition #42 be replaced with the following:

1. Any development within the regulated area requires a permit from Conservation Sudbury under Ontario Regulation 156/06 to demonstrate that the development complies with the regulation. The application must demonstrate that it is safe from and does not aggravate hazards, and complies with Conservation Sudbury's wetland guidelines.