

**PLANNING REPORT IN SUPPORT OF A SITE-SPECIFIC OFFICIAL PLAN AMENDMENT****PART OF LOT 11, CONCESSION 1****GEOGRAPHIC TOWNSHIP OF CAPREOL****3891 HYDRO ROAD, HANMER****OWNER: Nicole Doyon****June 20, 2023****BACKGROUND/PURPOSE**

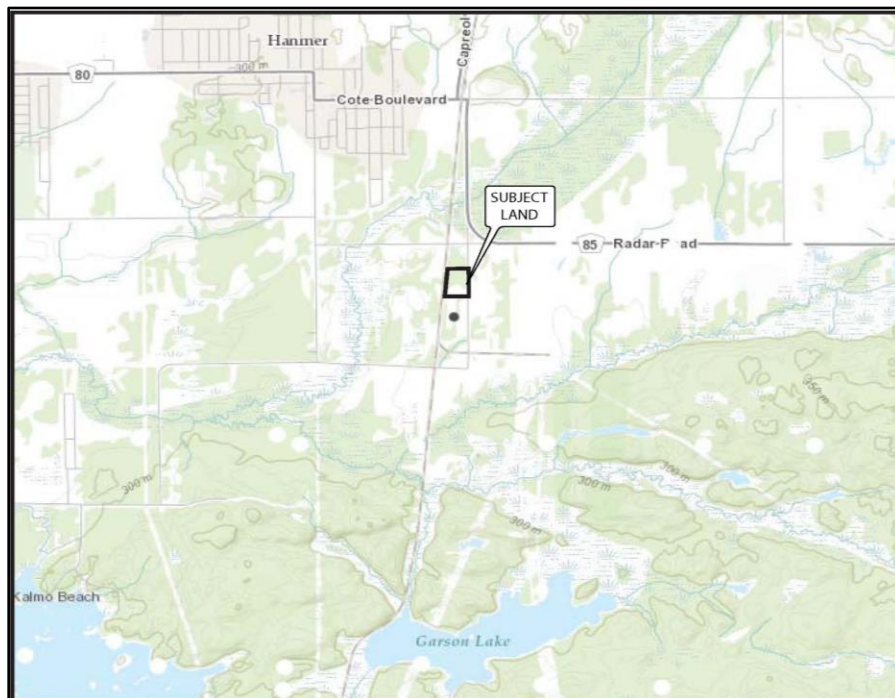
John Jackson Planner Inc. has been requested by D.S. Dorland O.L.S. (agent) to provide planning justification for a consent to create two new rural lots in the City of Greater Sudbury.

Almost two years previously (September 22, 2021), a preconsultation meeting with City of Sudbury planning staff prepared a summary of items that needed to be completed. (see Appendix).

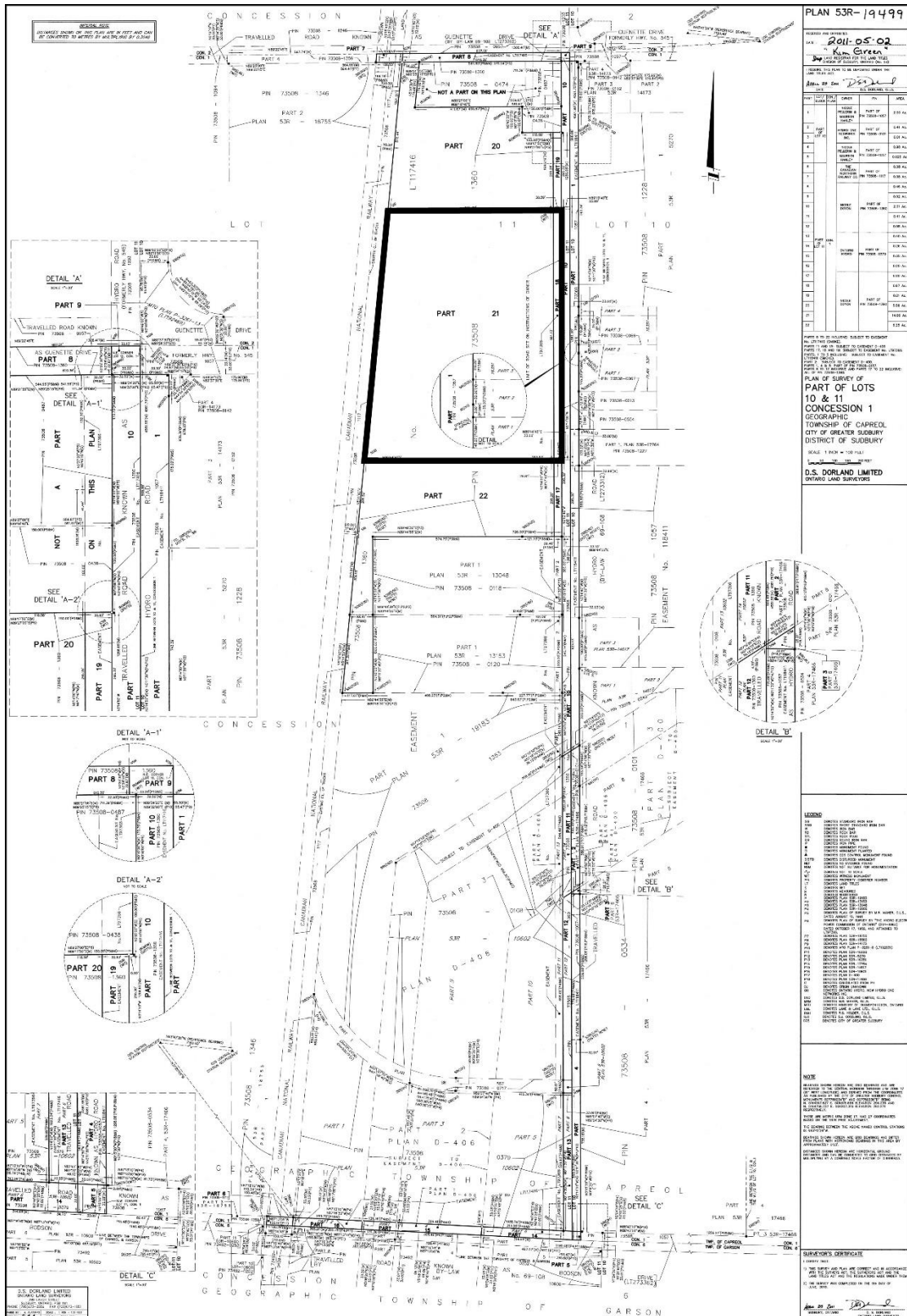
The preconsultation understanding established the need for a site-specific official plan amendment because of a conflict with the city's Rural policies.

**PROPERTY DESCRIPTION**

The subject lands are located at 3891 Hydro Road on the outskirts of the village of Hanmer.



The lands are described in Survey Plan 53R-19499 as Parts 18 and 21 subject to a hydro easement along the road.



**PLAN 53R-19499**

2011-05-02

*Ron Green*

Surveyor

Scale: 1" = 100'

Lot	Area (sq. ft.)	Area (sq. m.)
1	1,100.00	0.10
2	1,100.00	0.10
3	1,100.00	0.10
4	1,100.00	0.10
5	1,100.00	0.10
6	1,100.00	0.10
7	1,100.00	0.10
8	1,100.00	0.10
9	1,100.00	0.10
10	1,100.00	0.10
11	1,100.00	0.10
12	1,100.00	0.10
13	1,100.00	0.10
14	1,100.00	0.10
15	1,100.00	0.10
16	1,100.00	0.10
17	1,100.00	0.10
18	1,100.00	0.10
19	1,100.00	0.10
20	1,100.00	0.10
21	1,100.00	0.10
22	1,100.00	0.10

**PLAN OF SURVEY OF PART OF LOTS 10 & 11 CONCESSION 1**

**TOWNSHIP OF GARSON**

**CITY OF GREATER SUDBURY**

**DISTRICT OF SUDBURY**

SCALE 1" = 100'

**D.S. DORLAND LIMITED**

**ONTARIO LAND SURVEYORS**



**LEGEND**

1	CONCESSION
2	TRAVELLED ROAD
3	UNTRAVELLED ROAD
4	EASEMENT
5	ENCLOSURE
6	ENCLOSURE
7	ENCLOSURE
8	ENCLOSURE
9	ENCLOSURE
10	ENCLOSURE
11	ENCLOSURE
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19	ENCLOSURE
20	ENCLOSURE
21	ENCLOSURE
22	ENCLOSURE

**NOTES**

1. THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND.

2. I HAVE BEEN ADVISED THAT THE ABOVE DESCRIBED ENCLOSURES ARE THE PROPERTY OF THE CITY OF GREATER SUDBURY.

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**SURVEYOR'S CERTIFICATE**

I, *Ron Green*, Surveyor, do hereby certify that the above is a true and correct copy of the original plan as filed in my office.

Dated this 22nd day of May, 2011.

*Ron Green*

Surveyor

The P.I.N. of the property is 73508-1381 (L.T.).

The lands have 6.335 hectares with 293 metres of frontage on Hydro Road.

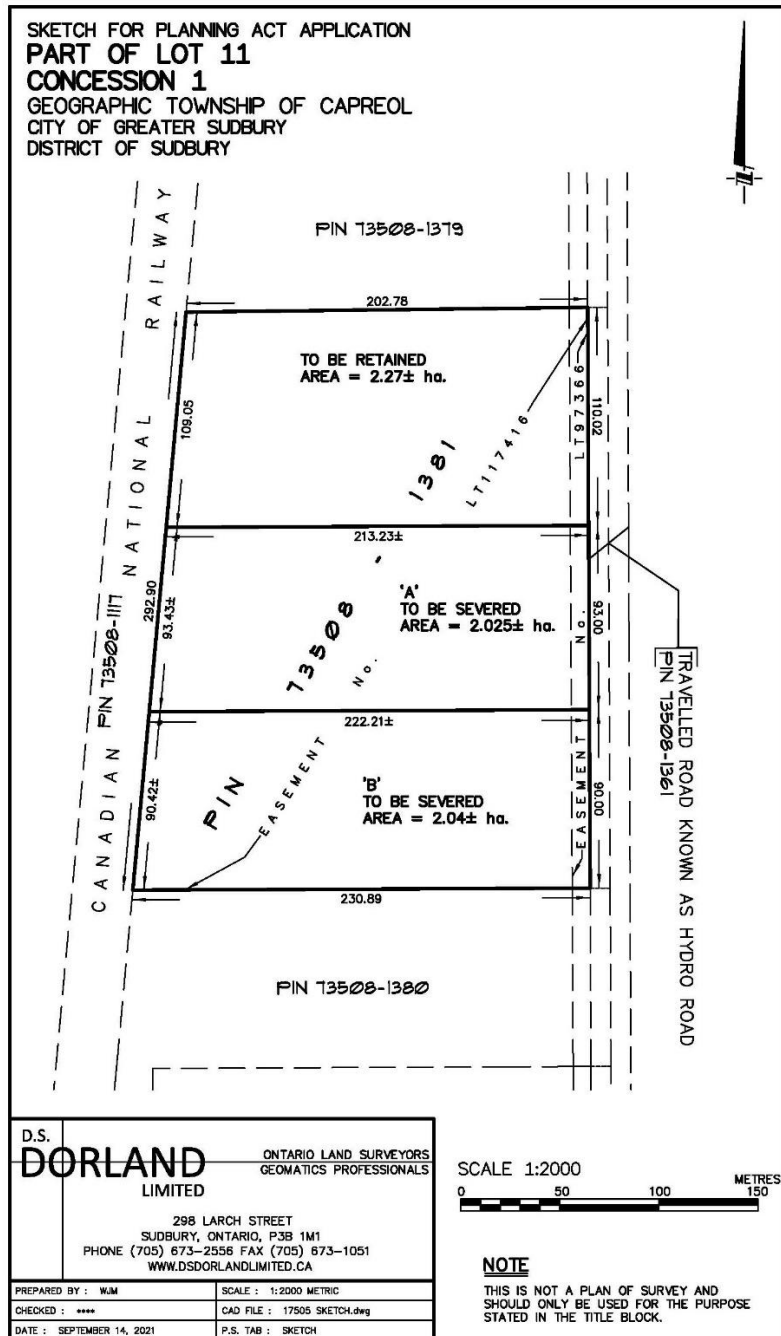
The property is used for a dwelling, a number of outbuildings and man made ponds and canals on the west side adjacent to the rail line. The lands have had an extensive amount of site alterations and where there have been no disturbances, the lands are heavily forested.





# PROPOSED CONSENT

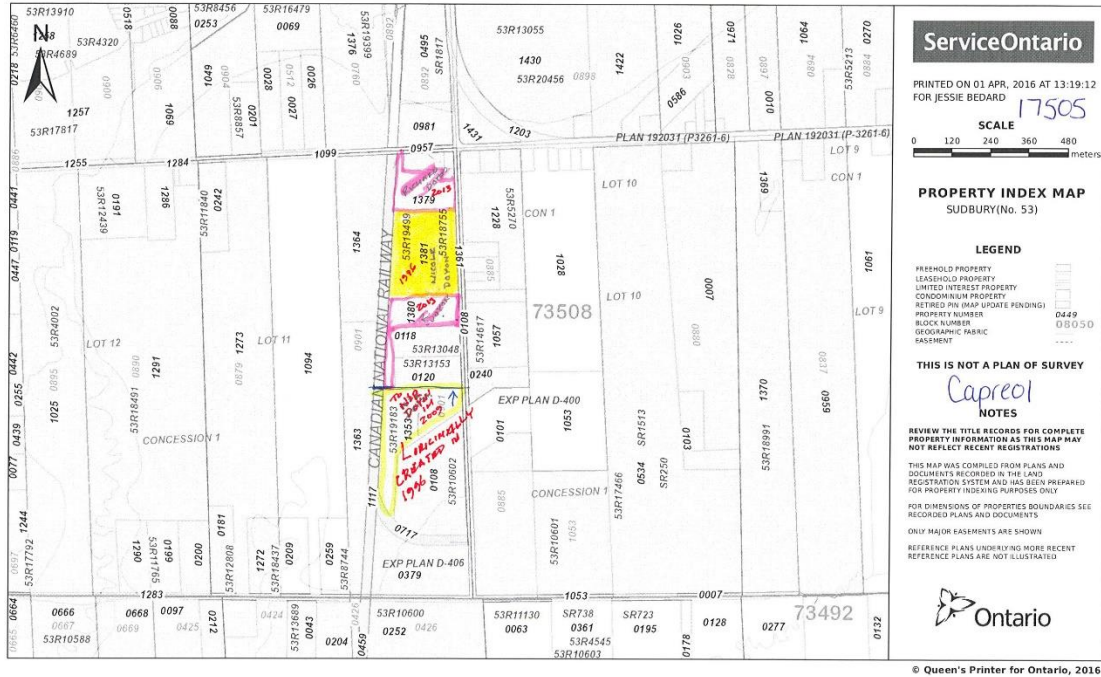
Ms. Doyon is proposing to create two new lots from the existing parcel.



The proposed lots will have the following frontages and areas.

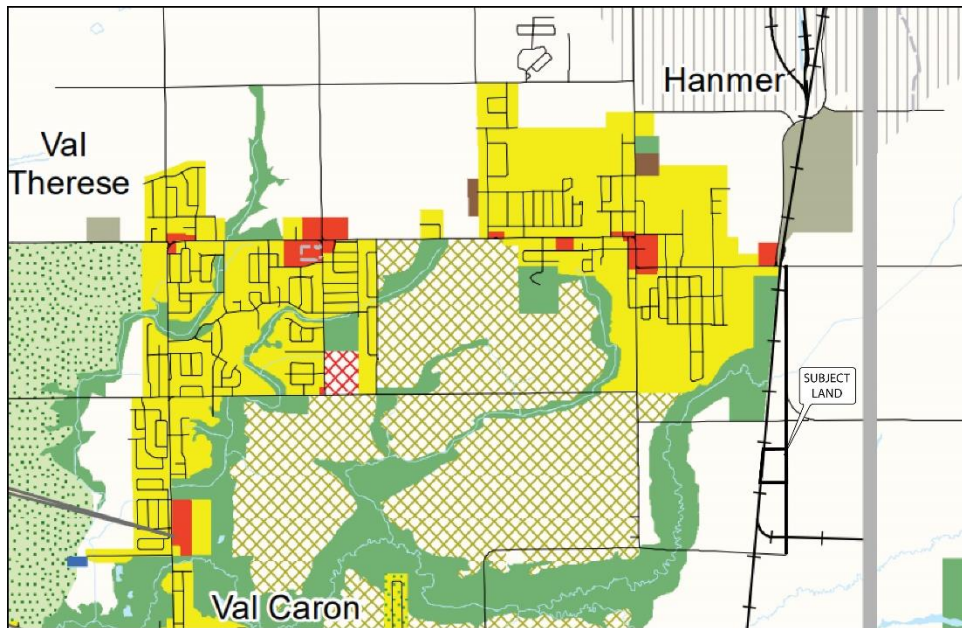
	Lot Area (Ha)	Lot Frontage (M)
<b>Retain</b>	2.27	110
<b>Sever 1</b>	2.025	93
<b>Sever 2</b>	2.04	90

The history of the previous consent certainly on the subject property are illustrated on the P.I.N. mapping below.



**OFFICIAL PLAN**

The subject lands are designated Rural in Sudbury's official plan.



In general terms, the proposed consent easily complies with local policy, provincial policy and Planning Act provisions. The only policy violation is the number of consents that have been previously approved on the parent parcel of the subject parcel. It is the

opinion of the writer, that all other principles and objectives for the Rural area are achieved.

#### **“5.0 Rural Areas**

***The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with protection of the natural environment and the agricultural resource base. Intensive development of these lands is not desired, as more suitable locations within Communities have been identified for urban growth. Rural Areas are shown on Schedules 1a, 1b and 1c, Land Use Map.”***

The proposed lot creation will maintain the current character of the rural area serving as a part of a rural hamlet outside the village of Hanmer.

#### **“5.1 OBJECTIVES**

***It is the objective of the Rural Area policies to:***

- a. provide an efficient and orderly pattern of land use in Rural Areas, reducing land use conflicts and requiring minimal municipal services;***
- b. ensure that all development is adequately serviced and does not negatively impact the environment;***
- c. encourage a strong rural economy with a range of rural uses and activities;***
- d. recognize the importance of agriculture, silviculture and other rural land uses to the economy; and,***
- e. preserve the cultural and historical attributes of rural areas.***
- f. promote opportunities to support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.***

The proposed consents are in conformity with the Rural Objectives listed above.

- The pattern of existing development is maintained;
- The lots are large enough to accommodate private services;
- There is a strong demand for new rural lots;
- Construction of new rural homes will have a positive impact on the economy;
- There will be no adverse impacts on the rural character; and
- The historical lots in the neighbourhood have been an asset to the community.

## **“5.2 RURAL AREA DESIGNATION**

***Rural Areas contain a variety of land uses, such as farms, woodlots and forests, small industry, and clusters of rural residential development. These areas also provide for outdoor recreation opportunities such as snowmobiling, skiing, hiking, canoeing, and other activities in natural areas.***

### ***Policies***

***1. The following uses are permitted within the Rural Areas designation:***

- a. residential uses;***
- b. agricultural uses, agriculture-related uses and on-farm diversified uses;***
- c. conservation, open space and natural resource management activities;***
- d. mineral exploration;***
- e. rural industrial/commercial uses;***
- f. resort and shoreline commercial uses;***
- g. public uses including hydroelectric generation and associated facilities;  
and***
- h. community hubs.***

New residential uses are permitted in this designation.

### ***“5.2.1 Rural Residential***

***Residential uses in Rural Areas typically take the form of rural strip development along municipal roads, as well as permanent and seasonal waterfront residences located along the shorelines of non-urban waterbodies and watercourses. Although some linear residential development along municipal roads is partially serviced by municipal water, most households are not connected to municipal services.***

### ***Policies***

- 1. Rural residential development compatible with the character of surrounding existing uses is permitted, provided no additional public services, including the extension of existing or creation of new partial services would be required.***
- 2. One single detached dwelling is permitted on any existing lot, provided that it fronts onto a public road that is maintained year-round. The lot must also have the capability to provide an individual on-site sewage disposal system and water supply with both quantity and quality suitable for domestic uses.***

The proposed consents are in accord with these policies.

### ***5.2.2 Rural and Waterfront Lot Creation***

***Policies on lot creation in Rural Areas are required to mitigate the pressures inherent to unserviced development and the environmental impact of private septic systems.***



**Consistent with the objective to concentrate development within fully serviced Communities, limits on the location, size and number of lot severances in Rural Areas are established.**

**Policies**

**1. New lot creation for rural residential development is not permitted on those lands restricted by:**

- a. the Mining/Mineral Reserve;**
- b. the Aggregate Reserve;**
- c. the Flood Plain; or**
- d. significant natural features and areas.**

**2. The City will monitor the supply and demand of rural lots with a goal of avoiding an oversupply of rural lots. The policy of this plan will be reviewed and revised if it has been demonstrated that the existing policies have not had the effect of aligning the supply of rural lots not on a waterbody or watercourse with projected need. For new rural lots not on a waterbody or watercourse, the following lot creation policies apply:\*(2019 MMAH Mod #2a)**

- a. The severed parcel and the parcel remaining must have a minimum size of 2 hectares (5 acres) and a minimum public road frontage of 90 metres (295 feet).**
- b. Regardless of the size and frontage of the parent parcel, no more than three (3) new lots may be created from a single parent rural parcel in existence as of June 14, 2006\*. (2019 MMAH Mod #2b)**

**3. \*Where an official plan amendment is requested for lot creation in excess of the permitted three severed lots plus a retained, a planning report shall be submitted which demonstrates conformity with the Official Plan and consistency with the Provincial Policy Statement, and which demonstrates that:**

- a. That the application will not exacerbate the existing supply of available vacant rural lots.**
- b. That there is a need for the proposed new lot(s) in order to accommodate projected rural unit growth over the life of the plan.**
- c. Additional studies required by the Official Plan to address any negative cumulative impacts (e.g., servicing) may also be required.**

**For any official plan amendment to permit additional rural lots not on a waterbody or watercourse, the severed and retained parcels must meet the minimum lot size referred to in Policy 2.\* (2019 MMAH Mod #2c)**

As indicated in the discussion above, the proposed lots will satisfy the Rural Lot Creation policies aside from the limits of three lots from the parent parcel. (5.2.2.(2) (6)).

In terms of “exacerbating” the supply of rural lots, this policy was struck long before the current demand for new homes and new lots. The demand seems to far exceed the current supply.

This understanding is based upon real estate trends, listings and the general population growth.

As indicated in the policy, some variations are expected so long as a planning report is able to be filed with sufficient bases to support a site-specific amendment.

## **GROWTH PLAN FOR NORTHERN ONTARIO**

The Growth Plan for Northern Ontario has been prepared under the Places to Grow Act, 2005.

The northern part of Ontario has been under steady decline for a number of decades and the basis for the Growth Plan is to reverse this decline.

The purposes of the Growth Plan are set out a broad set of principles in an attempt to reverse the trend.

- a. To enable decisions about growth in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b. To promote a rationale and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c. To enable planning for growth in a manner that reflects a broad geographical perspective....; and
- d. To ensure that a long term vision and long term goals guide decision making about growth and provide for the coordination of growth policies among all levels of government.

There are six themes that form the foundation for the Growth Plan. Some of these include:

- Economy
- People
- Communities
- Infrastructure
- Environment

Fundamentally, the Growth Plan for Northern Ontario is to support growth so long as there is no detrimental impacts on the environment or on community efficiencies.

The Growth Plan is primarily focused to build a strong economy in a variety of ways.

Creating new rural residential property opportunities on private services on existing public roads where no further burden is anticipated on municipal services will have a small, but positive contribution to the economy. There will be construction opportunities, added housing stock and enhanced tax base.

The Growth Plan directs that new development be sustainable and is achieved through sound environmental practises.

Based on a preliminary vetting of the circumstances and conditions of the proposed consent, there would not appear to be any adverse impacts on any natural heritage features.

Generally, the proposed consents that will occur on Hydro Road can be described as in-fill in a hamlet area next to the village of Hanmer. The proposed consents conform to the Growth Plan of Northern Ontario.

### **PROVINCIAL POLICY STATEMENT (P.P.S.)**

Municipal approval authorities are required to make decisions that are consistent with Provincial Policy Statements (P.P.S.). The P.P.S. provide a series of policies that are prescribed to ensure that land use planning decisions are in accord with matters of provincial interest.

The P.P.S. are to be considered in their entirety and only those policies that are considered relevant are to be applied to any given situation.

The subject lands are considered as Rural Areas, Section 1.1.4.

#### ***1.1.4 Rural Areas in Municipalities***

***Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.***

***Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.***

##### ***1.1.4.1 Healthy, integrated and viable rural areas should be supported by:***

- a) building upon rural character, and leveraging rural amenities and assets;***
- c) accommodating an appropriate range and mix of housing in rural settlement areas;***

***d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;***

***e) using rural infrastructure and public service facilities efficiently;***

***f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;***

***1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.***

***1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.***

***1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.***

The proposed consent will result in new development that is consistent with these general Rural Area Policies.

The new lots will build upon the existing rural character, make efficient use of existing roads and utilities, add housing opportunities and add to the local economy. The new lots will complement existing rural uses.

The proposed new rural lots are consistent with servicing, housing and economic prosperity policies.

There are no known natural heritage features on the subject lands (section 2.0 of the P.P.S.).

There are no significant wetlands. There are a number of man made ponds on the subject lands however, these disturbances are not believed to impact the proposed transaction.

The extent of the site alterations that have occurred historically would not contribute to any natural heritage features or associated concerns.

Any potential threatened or endangered species concerns would be dealt with at the time of construction.

## ZONING BY-LAW

The subject lands are zoned Rural (RU).



The proposed lots will all meet the minimum standards of 90 metres frontage and 2.0 hectares.

There are no Minimum Distance Separation concerns.

The development of future homes are likely to focus on the Hydro Road side of the lots negating any concerns over noise and vibration from the rail line.

## **SECTION 51 (24) OF THE PLANNING ACT**

When considering a consent, the approval authority shall have regard to the following criteria.

a) Matters of Provincial Interest.

The consent must have regard to any relevant matters of provincial interest pursuant to Section 2. These include:

- Protection of natural features;
- Conservation of natural resources;
- Conservation of archeological resources;
- Water conservation;
- Efficient use of services;
- Waste management;
- Safety and health considerations;
- Protection of the economy;
- Housing;
- Employment;
- Growth.

The proposed consent has no conflict with any matters of provincial interest.

b) Whether the consent is premature or in the public interest.

Prematurity is based upon the absence of needed municipal services. No extension of any municipal services are required. Public interest relates to the need for new rural lots. There is a strong demand for new lots throughout the city.

c) Does the consent conform to the official plan and adjacent plans of subdivision?

The previous discussion has indicated conformity with the official plan apart from the limit of 3 lots from a parent parcel. In the opinion of the writer, this policy criteria is not particularly important especially when the availability of a variance to this criteria is permitted subject to a planning report.

It is also recognized that this consent will create new lots similar to nearby lots and has an infilling nature.

d) Suitability of the land

There are no constraints to the development of the proposed lots. The lots are large in area and are typical for the area with private wells and septic.

e) Adequacy of Roadways

Hydro Road is a public street and with 90 metres of frontage for the lots, there are no traffic issues on good site lines.

f) Dimension and Shape of the Lots

The lots each have a typical regular rectangle shape. There are no lot configuration issues.

g) Restrictions

The lots will be regulated by the requirements of the zoning By-Law. None of these restrictions will be problematic.

h) Conservation and Flood Control

There are no conservation issues.

i) Adequacy of Municipal services

There will be no needed additional municipal services.

The proposed consent will comply with the criteria set out in section 51(24) of the Planning Act.

**PRECONSULTATION SUMMARY**

Planning Report	Enclosed
Public Consultation	Council, planning committee members and neighbours consulted
Concept Plan	Enclosed
Survey	Draft included
Conservation Consultation	To be done. Permit may be required
Building Services	To follow. Private services
Drainage	No concerns
Environmental Impacts	No concerns
Fire Department	No concerns
Traffic	No concerns

The proposed consent has been reviewed by all relevant departments and agencies. The only outstanding matter is the planning report as prescribed by the official plan.

## **PLANNING ANALYSIS**

1. The proposed consent for the creation of two new rural lots at 3891 Hydro Road by Nicole Doyon is in conformity with the Sudbury official plan.
2. The Sudbury official plan contemplates new rural lots beyond the limit of three provided a planning justification report is prepared.
3. The proposed consent creates new lots that meet the performance standards set out in the official plan.
4. The proposed consent is in conformity with the Growth Plan for Northern Ontario.
5. The proposed consent is consistent with the Provincial Policy Statement.
6. The proposed lots will conform to the Rural Zoning requirements.
7. The proposed consent meets the criteria set out in Section 51 (24) of the Planning Act.
8. There is a strong demand for all types of lots in Sudbury including new rural lots.
9. There are no constraints to the development of the three lots on the subject lands.
10. The preconsultation for the application demonstrated that there are no fatal issues with the application.
11. There are a number of instances where the city has approved new rural lots beyond the 3 lot limit prescribed in the official plan.
12. The subject transaction reflects infilling similar to other lots in the vicinity.
13. The applicant has canvassed neighbours and representatives from the planning committee and council that have indicated support for the application.

## **RECOMMENDATION**

That the council of the City of Sudbury deem the site specific official plan amendment complete and process it to the next available planning committee meeting.

Respectfully submitted,



John Jackson, M.C.I.P., R.P.P.  
JJ;jc



# Pre- Consultation Understanding

Planning Services

200 Brady Street, Tom Davies Square  
Sudbury, ON P3A 5P3  
T: (705) 674-4455 Ext. 4295  
F: (705) 673-2200

**PRE-CONSULTATION UNDERSTANDING**

<b>PRE-CONSULT FILE:</b> PC2021-077					
<b>OWNER:</b> Nicole Doyon (Agent: D.S. Dorland Ltd.)					
<b>SPART MEETING:</b> September 22, 2021					
<b>PROPERTY DESCRIPTION/ADDRESS:</b> 3891 Hydro Road, Hanmer					
<b>REPORTS AND PLANS</b>	<b>OPA</b>	<b>ZBL</b>	<b>SITE PLAN</b>	<b>SUB</b>	<b>CONDO</b>
<b>REPORTS</b>					
Application Form	X				
Arborist Report					
Archaeological Assessment					
Draft Official Plan Amendment					
Draft Zoning By-law Amendment					
Environmental Impact Study (Full-Site)					
Environmental Impact Study (Scoped)					
Functional Servicing Study					
Geotechnical/Soils Report					
Heritage Impact Assessment					
Hydrogeologic Study					
Mine Hazard Study					
Noise Study					
Parking Study					
Phase I Environmental Site Assessment					
Planning Justification Report	X				
Public Consultation Strategy	X				
Risk Management Plan					
Servicing Options Report					
Source Protection Plan Section 59 Application					
Stormwater Management Report					
Sun/Shadow Study (>6 storeys)					
Traffic Impact Study					
Transportation Demand Management Plan					
Vibration Study					
Wind Study (>6 storeys)					
<b>PLANS</b>					
Comprehensive Development Plan					
Concept Plan	X				
Construction Erosion and Sediment Control Plan					
Draft Plan of Condominium					
Draft Plan of Subdivision					
Elevation Plans					
Floor Plans					
Grading Plan					
Landscape Plan					
Legal Survey Plan ( <b>RECOMMENDED</b> )	X				
Off-Site Servicing Plan					
Photometric Exterior Lighting Plan					
Site Plan					
Servicing Plan					
Other Reports/ Plans(s) – Specify					
1.					
<b>Agencies to be Contacted by Applicant</b>	<b>OPA</b>	<b>ZBL</b>	<b>SITE PLAN</b>	<b>SUB</b>	<b>CONDO</b>
Canada Post					
Canadian National Railway					
Canadian Pacific Railway					
Greater Sudbury Utilities					
Hydro One					
Ministry of Municipal Affairs					
Ministry of Natural Resources and Forestry					
Ministry of the Environment, Conservation & Parks					
Ministry of Transportation Ontario					
Nickel District Conservation Authority (Conservation Sudbury)	X				
Sudbury District Health Unit (SDHU)					
Sudbury East Planning Board					
Others – Specify					
1. Building Services (CGS)	X				

## PRE-CONSULTATION UNDERSTANDING

### Planning Services Notes

#### **Building Services:**

1. There are several ponds situated on the lands that appear to be man-made. These man-made ponds also appear to have been created without the benefit of a site alteration permit. The owner is advised that a site alteration permit is required and the owner is encouraged to contact Building Services to discuss this requirement in more detail ahead of applying for an Official Plan Amendment; and,
2. Should you have any questions, please contact Victoria Lachapelle, Plans Examiner, by email at [victoria.lachapelle@greatersudbury.ca](mailto:victoria.lachapelle@greatersudbury.ca).

#### **Conservation Sudbury:**

1. The subject lands are trapezoidal in shape and is bound by Hydro Road to the east and a railroad corridor to the west. There is an existing single-detached dwelling with associated accessory structures situated on the lands. There are ponds on-site that appear to be man-made. Despite their origin, they are considered regulated features as per Ontario Regulation 156/06;
2. The owner is advised that development within an area regulated by Ontario Regulation 156/06 may require a permit pursuant to Section 28 of the Conservation Authorities Act. "Development" is defined by the Conservation Authorities Act and includes, but is not limited to, the alteration of a watercourse, grading, placement or removal of fill (even if it originated from the same site), site preparation for construction, and the erection of a building or structure. Scientific studies and/or technical reports may be required to support the permit application, the cost of which will be borne by the owner. Any permit issued may include conditions of development and permits are not guaranteed. Please contact our office at [ndca@conservationsudbury.ca](mailto:ndca@conservationsudbury.ca) or using the contact information below in order to determine the need for a permit; and,
3. Should you have any questions, please contact Bailey Chabot, Watershed Planner, by email at [bailey.chabot@conservationsudbury.ca](mailto:bailey.chabot@conservationsudbury.ca).

#### **Development Approvals Section:**

1. The subject lands are designated Rural in the City's Official Plan and zoned "RU", Rural in the City's Zoning By-law;
2. For reference purposes, both the City's Official Plan and Zoning By-law are available online at the following web-links: <https://www.greatersudbury.ca/city-hall/reports-studies-policies-and-plans/official-plan/official-plan/op-pdf-documents/official-plan/> and <https://www.greatersudbury.ca/do-business/zoning/>;
3. For the owner's information, the City's Official Plan Amendment Application Form is available at the following web-link: <https://www.greatersudbury.ca/do-business/planning-and-development/start-a-planning-application/official-plan-amendment/>;
4. The amendment to the City's Official Plan is required in order to obtain a site-specific exception from applicable rural lot creation policies (ie. Section 5.2.2(2)) thereby facilitating the creation of two additional rural lots having frontage on Hydro Road whereas three rural lots have already been created from the single parent parcel of land that existed as of June 14, 2006;
5. As part of a complete Official Plan Amendment application, the owner is required to submit a Planning Justification Report as required under Section 5.2.2(3) of the City's Official Plan. The required Planning Justification Report is to be prepared and provided by a Registered Professional Planner or otherwise related and suitably qualified professional. The Planning Justification Report must address and describe how the development proposal conforms to, complies with and/or is consistent with the Growth Plan for Northern Ontario, the Provincial Policy Statement 2020, and the City's Official Plan;

6. In particular, staff would advise that the Planning Justification Report must at a minimum explore and provide a land use planning rationale which demonstrates the following:
  - a) That the application will not exacerbate the existing supply of available vacant rural lots; and,
  - b) That there is a need for the proposed new lots in order to accommodate projected rural unit growth over the life of the City's Official Plan.
7. As part of complete application for Official Plan Amendment, the submission of a Concept Plan is required and must depict all required information as indicated in Question #19 b) of the City's Official Plan Amendment Application Form;
8. If available, please also include a Legal Survey Plan (or Draft Reference Plan) which provides an accurate legal description of the lands; and,
9. Should you have any questions, please contact Glen Ferguson, Senior Planner, by email at [glen.ferguson@greatersudbury.ca](mailto:glen.ferguson@greatersudbury.ca).

**Development Engineering:**

1. The subject lands are not serviced with municipal water and sanitary sewer infrastructure; and,
2. Should you have any questions, please contact Robert Webb, Supervisor of Development Engineering, by email at [robert.webb@greatersudbury.ca](mailto:robert.webb@greatersudbury.ca).

**Drainage Section:**

1. No concerns at this time; and,
2. Should you have any questions, please contact Tom Gmyrek, Hydraulic Modeler/Analyst, by email at [tom.gmyrek@greatersudbury.ca](mailto:tom.gmyrek@greatersudbury.ca) or Paul Javor, Drainage Engineer, by email at [paul.javor@greatersudbury.ca](mailto:paul.javor@greatersudbury.ca).

**Environmental Planning Initiatives:**

1. The owner is advised that the development proposal is not anticipated to pose an elevated risk to species or their habitat that protected by under the Endangered Species Act, however, the owner is solely responsible for ensuring that the development does contravene the Endangered Species Act; and,
2. Should you have any questions, please contact Stephen Monet, Manager of Environmental Planning Initiatives, by email at [stephen.monet@greatersudbury.ca](mailto:stephen.monet@greatersudbury.ca).

**Fire Services:**

1. No concerns at this time; and,
2. Should you have any questions, please contact Doug White, Senior Fire Prevention Officer, by email at [doug.white@greatersudbury.ca](mailto:doug.white@greatersudbury.ca).

**Roads, Transportation & Innovation:**

1. No concerns at this time; and,
2. Should you have any general questions on the above, please contact Ryan Purdy, Traffic & Transportation Engineering Analyst, by email at [ryan.purdy@greatersudbury.ca](mailto:ryan.purdy@greatersudbury.ca).

Name: Glen Ferguson

Date: October 7, 2021

**PRE- CONSULTATION UNDERSTANDING**

1. Official Plan Designation: Rural

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Conformity with Official Plan designation  YES  NO

If "No" what is the nature of the amendment needed?

To provide for a site-specific exception from applicable rural lot creation policies under Section 5.2.2(2) in order to facilitate the creation of two additional rural lots beyond the three rural lots that have already been created from the single parent parcel of land that existed on June 14, 2006.

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2. Existing Zoning: "RU", Rural

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Compliance with the City's Zoning By-law?  YES  NO

If "No" what is the proposed zoning or amendment required?

N/A

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3. Related File No.(s): B0123/2009, B0124/2009 & B0125/2009

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4. Additional Information: N/A

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Acknowledgement by Owner/Agent

The owner acknowledges that this form in no way confirms support or non-support by the City of the presented proposal, is based on the agreed processing and submission requirements discussed.

By signing below, I acknowledge that, subject to any appeals, the drawings, report(s) and other information requirements indicated on the above chart, must be submitted along with a completed application form, any information or materials prescribed by statute, the required application fees and this executed Pre-consultation Application Form to be considered complete. All comments and direction offered by City staff and outside agencies is preliminary and based solely on the information available at the time of the meeting, and is only applicable for up to one year from the date of the Pre-consultation meeting. Once an application has been submitted, deemed complete and circulated for comments additional information or consultation meetings may be required during the processing of the application. In addition, I have read, understood, and agreed to all of the notes listed on this form.

<u>D. DORLAND</u>	<u></u>	<u>Oct. 14, 2021</u>
Owner/Agent (Print)	Owner/Agent (Signature)	Date
<u>Glen Ferguson</u>	<u></u>	<u>October 7, 2021</u>
CGS Planning Services Staff (Print)	CGS Planning Services Staff (Signature)	Date

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## GLOSSARY

### **Application Form**

A development planning application form in accordance with the Ontario Planning Act and includes applications for official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium and site plan approval.

### **Arborist Report**

A report by a certified arborist identifying the species, size of a tree(s) and evaluating their health and condition, and setting out the nature of the work to be undertaken on the tree(s), tree replacement, replanting information and the arborist's recommendation for treatment of the tree(s), i.e., recommend removal and replacement, recommend preservation, etc.

### **Archaeological Assessment**

An assessment in accordance with Provincial and municipal requirements in or near areas of archeological potential.

### **Comprehensive Development Plan**

A plan that illustrates the subject lands in context with abutting properties and the land uses in the surrounding area.

### **Concept Plan**

A plan drawn to scale showing the proposed development including all existing natural and human elements, including existing buildings and proposed buildings, driveways, parking areas, walkways, landscaped areas, amenities, property limits, natural features including streams, forested areas, wetlands along with descriptions.

### **Construction Erosion and Sediment Control Plan**

A plan that details the measures to control sediment and erosion. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

### **Draft Official Plan Amendment**

A draft official plan amendment includes all text, maps and appendices required by the City.

### **Draft Plan of Condominium**

The information required on plans to be in accordance with the Planning Act and its regulations. The information required to be shown on the draft plan are:

- a) proposed exclusive use areas of the common element, such as outdoor yards and parking;
- b) driveways and pedestrian access to the proposed private units

### **Draft Plan of Subdivision**

The information required on plans is to be in accordance with the Planning Act and its regulations. The information required to be shown on the draft plan are:

- a) the boundaries of the land to be subdivided as certified by an Ontario Land Surveyor
- b) the locations, widths and names of the proposed highways within the proposed subdivision and of the existing highways on which the proposed subdivision abuts
- c) on a small key plan, at a scale not less than one centimeter to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision, and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which such land forms the whole or part
- d) the purpose for which the lots or blocks are to be used
- e) the existing uses of all adjoining lands
- f) the approximate dimensions and layouts of the proposed lots
- g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, swamps, and wooded areas within or adjacent to the land proposed to be subdivided
- h) the availability and nature of domestic water supplies
- i) the nature and porosity of the soil
- j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land
- k) the municipal services available or to be available to the land proposed to be subdivided
- l) the nature and extent of any restrictive covenants or easements affecting the land proposed to be subdivided

**Noise Study**

A noise study determines the impact on adjacent developments resulting from the proposed development or determines the impact on the development site from an existing noise source and recommends mitigation measures. Noise Studies are to be completed in accordance with the most recent guidelines issued by the Ministry of the Environment and Climate Change.

**Off-Site Servicing Plan** - A plan showing, road improvements, and/or sewer and water main upgrades required within the municipal right of way. Refer to The City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

**Parking Study**

A study prepared when a development proposal does not meet the minimum parking standard requirements in the City's zoning by-law. The study shall be prepared by a qualified professional and provide a basis in support of the reduced parking standard.

**Phase I Environmental Site Assessment**

The first phase of the systematic identification and evaluation of the potential impacts of proposed developments relative to the physical, chemical and biological components of the environment. A Phase II or III Environmental Report may be required depending upon the recommendations of the Phase I Report.

**Photometric Exterior Lighting Plan**

A plan which shows the location of each current and/or proposed outdoor lighting fixture with the projected hours of use measured in lux and the area of the lighting dispersed by each lighting fixture. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

**Planning Justification Report**

A report prepared and provided by a Registered Professional Planner or other related qualified professional. A planning justification report must address the development proposal's compliance with Provincial documents (Provincial Policy Statement, Growth Plan for Northern Ontario) and City of Greater Sudbury planning documents.

**Risk Management Plan**

A report that outlines the risk management actions to be undertaken by the owner, required to address the identified significant drinking water threats for the property. The applicant should contact the City's Source Water Protection Risk Management Office to assist with this report. Refer to the City's Source Water Protection Plan for further information at: <https://www.greatersudbury.ca/live/water-and-wastewater-services/source-water-protection/risk-management-plans/>

**Public Consultation Strategy**

A statement setting out the applicant's plans for consulting with the public on official plan amendment, rezoning, or plan of subdivision applications.

**Servicing Options Report**

A report which evaluates options for water and sanitary services applicable to the proposed development and includes a review of existing water service infrastructure; estimation of water demands, (domestic and fire flow); confirmation of the capacity of existing infrastructure to supply the required flows; review of options for sewage servicing; estimation of daily sewage flows; estimation of area requirements for the sewage system; and recommendation with respect to preferred water and sewer servicing and preliminary infrastructure sizing.

**Site Plan**

A site plan shall be prepared in accordance with the City of Greater Sudbury's Site Plan Guidelines. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

**Servicing Plan**

A plan that details the water and sanitary servicing, hydro, lighting and other infrastructure, to facilitate the development of a specific site. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

**Source Protection Plan Section 59 Application**

A completed application form for Section 59 Notice, Restricted Land Use Review, for applicants proceeding with a building permit or application under the *Planning Act*, in a "Vulnerable Area" as identified in the Greater Sudbury Source Protection Plan. Copies of the application form are available on the City's web site at: <http://www.greatersudbury.ca/living/sewer-and-water/source-water-protection/>.

**Stormwater Management Report**

A report that presents the data, methods, procedures and predicted results associated with the design of drainage works and erosion protection measures related to a development. The report shall be prepared by a qualified engineer and provide details on the techniques used to control storm runoff to allowable runoff rates, the method and volume of stormwater storage and the techniques used to address water quality requirements.

**Sun/Shadow Study (6 Storeys or Greater)**

A study showing the effects of a development on sunlight reaching surrounding properties, buildings and adjacent public realm areas by calculating the shadow that will be cast by the development at different times of day in different seasons. Sun/Shadow Studies maybe required for official plan amendments, zoning by-law amendments and site plan applications for developments usually 20 metres or 6 storeys and greater in height.

Sun/Shadow tests should be done for March 21 and September 21 between the hours of 9 AM and 6 PM. The Sun/Shadow diagram should identify permanently shaded areas between the start of December to the end of February.

**Traffic Impact Study**

A study which assesses the traffic impacts of a proposed development on the surrounding road system and identifies any improvements to the road system or mitigating measures to accommodate the development.

**Transportation Demand Management Report**

A report which establishes strategies to reduce travel demand from single occupancy private vehicles or to redistribute this demand in space or in time on the surrounding road system.

**Vibration Study**

A vibration study determines the impact on adjacent developments resulting from the proposed development or determines the impact on the development site from an existing vibration source and recommends mitigation measures.

**Wind Study (6 Storeys or Greater)**

A pedestrian wind model analysis is required for all six storey or taller buildings. For official plan and zoning by-law amendment applications a preliminary "Wind Impact Statement" by a qualified, registered Professional Engineer to professional standards is required. For site plan applications a detailed wind tunnel impact study shall be prepared by a qualified, registered professional engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.



### **Draft Zoning By-law Amendment**

A draft zoning by-law amendment includes all text, maps and appendices required by the City.

### **Elevation Plans**

Architectural drawings presenting the external design of all proposed structures within the development, including buildings, retaining walls, fences, loading and garbage collection doors. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

### **Environmental Impact Study (Full-Site)**

A study prepared by a qualified professional that contains a description of the proposal, the natural environment and an assessment of the environmental impacts of the proposal and a description of mitigating measures and recommendations. A full-site EIS requires a greater level of detail than that included in a scoped-site EIS that is appropriate to the scale of the proposed development and potential environmental impacts.

### **Environmental Impact Study (Scoped)**

A study prepared by the development proponent or an environmental professional which addresses the requirements of an EIS in an abbreviated report or checklist and is usually applied to minor developments, single lot consents, or where negative impacts are known to be minor. The exact requirements of the scoped-site EIS will be established through consultation with municipal staff.

### **Functional Servicing Study**

A report which addresses and ensures that the proposed development may be serviced in accordance with the City of Greater Sudbury Design Standards and Criteria. The report should include the proposed servicing scheme (Water supply and distribution, sanitary and storm drainage), the proposed grading for the site and road/access and right-of-way widths, etc.

### **Geotechnical/Soils Report**

A report that analyses soil composition to determine its structural stability and its ability to accommodate development.

### **Grading Plan**

A plan that details the grading required to facilitate the development of a specific site. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

### **Heritage Impact Assessment**

A report prepared by a qualified consultant for development on lands located within a designated Heritage Conservation District or where development is proposed on or adjacent to a property or building designated under the *Ontario Heritage Act*. The report shall demonstrate that any development is in conformance with the Heritage Conservation District Plan where one exists, or demonstrates that the proposed development maintains the heritage aspects for which the property was designated and is compatible with the building and its heritage attributes. Compatibility may include building materials, colour, height, scale and design.

### **Hydrogeologic Study**

A study reviewing and summarizing information for the site and surrounding areas including soil and groundwater information from available mapping, well records, monitoring wells and site specific geotechnical studies. The study shall identify the existing groundwater quality and local hydrogeological setting including the site-specific aquifer vulnerability index (ISI) and the rate and direction of groundwater flow, water quality and water budget. The report shall also identify and classify the nature of any predicted adverse impacts and measures that will be taken. Risk management/reduction measures are to be described, including engineering controls, management (emergency response plans) and monitoring programs, if applicable.

### **Landscape Plan**

A plan including details on the location, type and number of planting materials to be located on a development site. The City of Greater Sudbury Site Plan Control Guide provides additional details on the requirements for a landscape plan. Refer to the City's Site Plan Control Guide for further information at: <https://www.greatersudbury.ca/do-business/planning-and-development/application-forms/pdf-documents/site-plan-control-guide/>

### **Legal Survey Plan**

A plan prepared by a licenced member of Ontario Land Surveyors Association that includes the location and nature of any easement affecting the subject lands.

### **Mine Hazard Study**

A study addressing a development proposal on, abutting or adjacent to lands affected by mine hazards

or abandoned pits and quarries. The study shall identify potential safety hazards, demonstrate that the site can be rehabilitated to mitigate the known or suspected hazard, establish procedures for site rehabilitation and mitigation of the safety hazard or provides evidence that the potential hazards do not exist.