

Appendix 1

Departmental & Agency Comments

File: 780-6/10002

RE: Application for Rezoning – 17772223 Ontario Limited

PINs 73561-0258, 73561-0261 & 73561-0264, Lots 9 & 10, Concession 4, Township of Neelon

Water/Wastewater – Source Water Protection

On March 23rd 2018, as the result of several development applications that triggered Section 59 Reviews by Water/Wastewater Treatment and Compliance for the subject lands, a Risk Management Plan (RMP-46) was agreed to for the following future threats: Application of Road Salt, the Handling and Storage of Road Salt and the Storage of Snow (piling on lot). Since the RMP was agreed upon, there have been no development on the property and thus no activities that could be considered significant for the drinking water source.

The Greater Sudbury Source Protection Plan is now being amended to reflect the latest version of MECP's technical rules. As a result, the Ramsey Lake Intake Protection Zone (IPZ) "3" delineation boundary is adding roughly 3.77 km² to account for new roads, large impervious surfaces, transport pathways, and new stormwater infrastructure. Below is a map that represents the New and Old delineation boundaries for the Ramsey Lake IPZ 3 near the Jack Nicholas Business and Innovation Park area:



*NEW IPZ 3 boundary in Orange

**OLD IPZ 3 boundary in Green

Once the Source Protection Plan amendment gets approved by MECP, any development in this area would likely trigger a S.59 Review. It's also very likely that RMP-46 would need to be amended to reflect the new delineation boundaries even if the development is similar to the development that was proposed in 2018.

Development Engineering

Development Engineering has reviewed the above noted application. Construction drawings for Phase One of the above noted Subdivision were submitted in December of 2019 and revisions to these drawings were never resubmitted. It is our understanding that the developer is redesigning the layout and a new set of drawings will be submitted for review. The existing

Council draft plan of subdivision conditions appear to satisfy our concerns. We have no objection to the two-year draft approval extension.

Drainage

Original condition number 18 reading:

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 5-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 5-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 underground storm sewer system within future right-of-way classified as collector, 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 10 year design storm.
- 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 Sub watershed 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.

is deleted and replaced with the following condition:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5-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 5-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 underground storm sewer system within future right-of-way classified as collector, 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 10-year design storm.
- 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;
- A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Stormwater Management Guide and Engineering Design Standards;
- "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 Sub watershed 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.

Strategic and Environmental Planning

Staff of the Strategic and Environmental Planning Section do not have additional conditions to offer beyond those included in the “City of Greater Sudbury Council’s Conditions Applying to the Approval of the Final Plan for Registration of the Subject Subdivision” for this site.

The following note is for the owners’ benefit only but should be included in the staff report prepared for this application.

The owner is solely responsible for ensuring that vegetation removal, site alteration, and development undertaken on the subject lands do not result in a contravention of the federal Migratory Birds Convention Act, the provincial Endangered Species Act and the provincial Fish and Wildlife Conservation Act.

Building Services

Building Services has reviewed your memo dated May 7, 2024, regarding the above noted Draft Plan Approval Extension and the request for a two-year extension and can advise that Building Services has no concerns with the request. Council Conditions as they pertain with Building Services remain unchanged.

Nickel District Conservation Authority

Recommendation The current conditions of draft plan approval initially approved on October 26, 2010 and are scheduled to lapse on October 26, 2024, and includes the following conditions related to Conservation Sudbury:

18. A stormwater management report and associated plans must be submitted by the Owner’s Consulting Engineering for approval by the City and the Nickel District Conservation Authority. [...]

25. That the applicant/owner shall provide to the City, as part of the submission of a servicing plans a Sediment and Erosion 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 plans shall be to the satisfaction of the General Manager of Growth and Infrastructure 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.

43. That in accordance with Section 59(4) of the Development Charges Act, a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided lands after registrations of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development. The owner must identify the limits of the wetlands of the entire site. Wetlands must be mapped by a qualified professional (Ontario Wetland Evaluation System certified). Development must comply with Conservation Sudbury's wetland guidelines.

It appears that the condition we requested at the last draft plan extension circulation in 2022 was appended to condition #43. Conservation Sudbury would like that the broken back into their respective conditions:

43. That in accordance with Section 59(4) of the Development Charges Act, a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided lands after registrations of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development.

44. The owner must identify the limits of the wetlands of the entire site. Wetlands must be mapped by a qualified professional (Ontario Wetland Evaluation System certified). Development must comply with Conservation Sudbury's wetland guidelines.

Transportation and Innovation Support

No comments.

Active Transportation

No comments.

Roads Operations

No comments.

Transit Services

No comments.

Fire Services

No comments.