

Appendix 1

Departmental & Agency Comments

File: 751-6/24-18 & 780-6/01002

Application for Zoning By-law Amendment and Plan of Subdivision (Redraft)

Dalron Construction Limited

Part of PIN 73475-1695, Part 2 on Plan 53R-17154, Parts 2 to 5 on Plan 53R-15986, Part Lot 5, Concession 5, Township of Broder (0 Rockwood Drive, Sudbury)

Transit

Transit has no comments or concerns at this time.

Greater Sudbury Hydro Plus Inc.

Please be advised, the only condition that Greater Sudbury Hydro Inc. has, is as follows; The owner/developer must transfer a three metre (3m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the subdivision that fronts on any existing or proposed road allowances. The Owner/Developer will be responsible for all legal and survey costs associated with this. The owner/developer is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner/Development will be responsible for all costs associated with obtaining said Postponement.

Building Services

Building Services has reviewed your memo dated Sep 26, 2024, regarding the above noted property and request to amend the R1-5 Low Density Residential One Zone to R3 Medium Density Residential for the development Row Dwellings or Street Townhouses. We can advise that we have no objections with the proposed re-zoning subject to the following comments:

- The building layouts as shown with individual driveways is appropriate for Street Townhouse Dwellings with the provision of a single unencumbered parking space per unit.
- The lot coverage indicated does not comply with the zone standard of 40% maximum.

Building Services has no further comment at this time for Draft Plan of Subdivision.

Nickel District Conservation Authority

The Nickel District Conservation Authority (Conservation Sudbury) staff has reviewed the above-noted application to rezone the subject lands from "R1-5" to "R3", and amend an existing draft-approved plan of subdivision by consolidating fifteen lots for single-detached dwellings into four lots. 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.

Recommendation: Conservation Sudbury does not oppose the rezoning of lots 64-78 on Rockwood Drive to "R3" and consolidated into four lots. Our mapping indicates that the subject property contained a small wetland that has previously been filled, in the vicinity proposed lots 3, 4 and Block 17 on Rockwood Drive. Geotechnical analysis will be required for lots 3 and 4 to ensure that the soils are appropriate for construction.

Roads

No concerns

Transportation & Innovation Support

The request to eliminate condition #9, a requirement for urbanization, will not be supported by Infrastructure Capital Planning Services.

Active Transportation

No concerns

Roads Operations

No concerns

Drainage

No concerns

Development Engineering

Development Engineering has reviewed the above noted application. It is our understanding that this application will remain under subdivision development. Condition #9 of the Council Condition of Draft Approval requiring the lands to be constructed to an urban standard must remain. Included in this, there is an outlet to the storm sewer system within the northern portion of the development that needs to be linked to the storm system within the southern portion of this remaining portion of development. This storm infrastructure needs to be within a piped network and not sent through roadside ditches along the frontage of this development. We have no objection to the change in Zoning By-law from "R1-5", Low Density Residential One, to "R3" Medium Density Residential, in order to consolidate fifteen (15) lots into four (4) lots and permit the development of row dwelling units or street townhouse dwelling units provide that Condition 9 of the Council Condition of Draft Approval remains.

Strategic and Environmental Planning

Staff of the Strategic and Environmental Planning Section do not have concerns with this application.