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February 20<sup>th</sup>, 2024

TO: A. Singbush

FROM: C. Skanes

RE: Application #751-6/23-23  
0 Fieldstone Drive, Sudbury  
Application for Zoning By-law Amendment – 920936 Ontario Inc,  
P.I.N. 02132-1366, Part Lot 4, Concession 4, Township of McKim

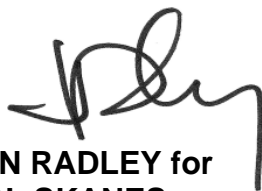
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We have reviewed your correspondence dated February 2, 2024, regarding the above noted Application for the Zoning By-law Amendment, which describes a proposal to rezone the subject lands from "R1-5" Low Density Residential One to "R4" High Density Residential.

Based on the information and site plan provided at this time, we can advise that Building Services has **No objections** to the proposed change.

For the applicant's information, we can advise that Building Services has the following additional comments regarding this application.

1. With respect to the future development of the subject lands, all use and proposed developments will be subject to compliance with CGS Zoning By-law 2010-100Z.
2. As part of a complete Site Plan Application, applicant will be required to provide fire flow calculations as per Fire Underwriters Survey requirements and available fire flows on the site, as per *the Ontario Building Code*, as well as indicate all Fire Fighter Access Routes and associated turning radii.
3. Notwithstanding any other provisions, as a result of development of this site, removals of site soils shall adhere to *Ontario Regulation 406/19: On-site and Excess Soil Management* under jurisdiction of *Environmental Protection Act, R.S.O. 1990, c. E.19*.
4. With respect to additional considerations related to these developments, Building Services reserves further comment until the time of Building Permit Application and Plans Examination.

A handwritten signature in black ink, appearing to read 'JR' or similar initials, with a long horizontal stroke extending to the right.

**JASON RADLEY for  
CAROL SKANES  
MANAGER OF PLANS EXAMINATION**



## INTEROFFICE MEMO

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**TO:** Alex Singbush

**FROM:** Robert Webb

**DATE:** August 13, 2024

**SUBJECT:** File: 751-6/23-23  
Application for Zoning By-law Amendment – 920936 Ontario Inc. – PIN  
02132-1366, Part of Lot 4, Concession 4, Township of McKim (0 Fieldstone  
Drive, Sudbury)

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Development Engineering has reviewed the above noted application.

A sewer and water capacity analysis was completed, confirming there is sufficient capacity for the proposed development to proceed. To ensure security of water for the proposed development and the existing subdivision, we will require that the watermain on each of the three roadways be interconnected to provide full looping of the watermain network. This looping will be within the road allowance of the interconnecting roadways as requested by the Traffic and Innovation group.

This development will be required to proceed through the Site Plan Control process. Comments regarding lot grading, drainage, site servicing, stormwater management, etc. will be made at that time.

We have no objection to changing the zoning classification from “R1-5”, Low Density Residential One to “R4”, High Density Residential in order to permit the development of three multiple dwelling buildings each containing 108 units with a height of nine (9) storeys.

Regards,

Robert Webb, P.Eng.  
Supervisor of Development Engineering

JB/



# INTEROFFICE CORRESPONDENCE

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**To:** Alex Singbush  
**From:** Infrastructure Capital Planning  
**Date:** July 4, 2024 **REVISED October 3, 2024**  
**Subject:** **Application for Zoning By-law Amendment - 920936 ONTARIO INC.**  
**- PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim**  
**(0 Fieldstone Drive, Sudbury)**

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Further to your email dated June 13, 2024, Infrastructure Capital Planning and Linear Infrastructure Services staff have reviewed this application and provide the following comments.

#### Roads

The owner is required to construct the roadway which connects to the easterly property to the eastern property limit as part of the site work.

#### Transportation and Innovation Support

We note from the sketch provided that the owner has proposed walkways on the 6 meter access roads between buildings, we recommend that the owner provide a pedestrian connection to link all the proposed walkways, from Kingsview Drive to North Field Crescent to establish continuity for pedestrian access.

The owner is required to provide a pedestrian connection from each building to the road/proposed walkway.

#### Active Transportation

No concerns.

#### Roads Operations

No concerns.

#### Drainage

No concerns.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ray Marshall'.

Ray Marshall  
Director of Infrastructure Capital Planning

DK/MA/TD/JV/RM/tl  
c.c. Connie Rossi



# INTEROFFICE CORRESPONDENCE

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**To:** Alex Singbush  
**From:** Infrastructure Capital Planning  
**Date:** July 4, 2024 **REVISED October 3, 2024**  
**Subject:** **Application for Zoning By-law Amendment - 920936 ONTARIO INC.**  
**- PIN 02132-1366, Part Lot 4, Concession 4, Township of McKim**  
**(0 Fieldstone Drive, Sudbury)**

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Ray Marshall  
Director of Infrastructure Capital Planning

DK/MA/TD/JV/RM/tl  
c.c. Connie Rossi



1973 ————— 2023

# CONSERVATION SUDBURY

401 – 199 rue Larch Street  
Sudbury, ON P3E 5P9  
705-674-5249  
[ConservationSudbury.ca](http://ConservationSudbury.ca)

February 21, 2024

Conservation Sudbury File 41779

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

Attn: Bailey Chabot, Senior Planner

**Re:** Zoning By-law Amendment, 751-6/23-23  
920936 Ontario Inc.  
0 Fieldstone Drive, Sudbury, PIN 02132-1366, Pt Lot 4, Concession 4, Township of McKim

Conservation Sudbury staff has reviewed the above-noted application for Zoning By-law Amendment of subject lands from “R1-5” to “R4”, to permit the development of three multiple dwelling buildings each containing 108 units with a height of 9 storeys.

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.

### Site Characteristics

According to Conservation Sudbury mapping there appears to have been a small wetland along the western portion of the property (see attached map for approximate boundary). This wetland feature is no longer present as imported fill has been placed in this area as part of construction activities. Wetland boundaries, including historical wetlands, should be shown on future planning applications. Where structures are proposed over historical wetlands, geotechnical investigation will be required to verify soil suitability.

The remaining wetland to the north-eastern portion of the property is less than 0.5 hectares in size and therefore is not regulated as a wetland under Conservation Sudbury’s regulations.

### Recommendation

Conservation Sudbury has no objection to the above listed rezoning.

Sincerely,

Melanie Venne, MES  
Office and Communication Coordinator  
[Melanie.Venne@ConservationSudbury.ca](mailto:Melanie.Venne@ConservationSudbury.ca)

**Archived:** Friday, January 3, 2025 9:55:37 AM

**From:** Andre Frappier

**Sent:** Tue, 2 Jul 2024 15:24:54 +0000Authentication

**To:** Bailey Chabot

**Subject:** RE: 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Second Circulation - Internal

**Sensitivity:** Normal

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Hi Bailey,

I've reviewed the second submission regarding Rezoning Application 751-6/23-23 - 0 Fieldstone Drive, Sudbury.

This property is partially located within the Ramsey Lake Watershed; however, it is not within the Intake Protection Zone "3" and currently no Source Protection Policies apply to this parcel. Based on the Site Plan, the parking lots on this development won't impact the Ramsey Lake Watershed area on this property. There's no significant threat to the drinking water source at this time.

Regards,

Andre

**André Frappier**

Legislative Compliance Supervisor  
Water/Wastewater Treatment and Compliance  
City of Greater Sudbury

tel: 705-674-4455 ext. 4827

cell: 705-677-9247

fax: 705-671-2742

[www.greatersudbury.ca](http://www.greatersudbury.ca)



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**From:** Maria Gonzalez Santos

**Sent:** Thursday, June 13, 2024 2:38 PM

**To:** Andre Frappier ; Laura Kenyon ; David Knutson ; Apryl Lukezic ; Stephen Monet ; ndca ; Jeff Pafford ; Joe Rocca ; Carol Skanes ; Jessica Valic ; Robert Webb ; Doug White

**Cc:** Joel Moncion ; Akli Ben-Anteur ; Melanie Venne ; Kim Irving ; ICP\_LIS\_Support ; Tracy Leroux ; Rebecca Brennan ; Lesley Ketchabaw ; Donna Sonier ; Bailey Chabot

**Subject:** 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Second Circulation - Internal

Hello,

Please find attached the above noted Circulation.

Comments are kindly requested by **July 4, 2024**. Please send all comments to **Bailey Chabot**, cc'd on this email.

Thank you,

**Maria Gonzalez**

Development Approvals Coordinator

Planning Services

City of Greater Sudbury

PO Box 5000, STN 'A'

200 Brady Street

Sudbury, ON P3A 5P3

Tel: (705) 674 4455 ext: 4620

Fax: (705) 673 2200

[www.greatersudbury.ca](http://www.greatersudbury.ca)

At the City of Greater Sudbury, we value and respect flexible work arrangements. My work day may look different than yours. Please do not feel obligated to respond outside of your normal working hours.

## Maria Gonzalez Santos

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**From:** Stephen Monet  
**Sent:** Tuesday, July 2, 2024 1:55 PM  
**To:** Bailey Chabot  
**Cc:** Maria Gonzalez Santos  
**Subject:** RE: 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Second Circulation - Internal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Bailey:

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

Stephen

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**From:** Maria Gonzalez Santos <Maria.GonzalezSantos@greatersudbury.ca>  
**Sent:** Thursday, June 13, 2024 2:38 PM  
**To:** Andre Frappier <Andre.Frappier@greatersudbury.ca>; Laura Kenyon <Laura.Kenyon@greatersudbury.ca>; David Knutson <David.Knutson@greatersudbury.ca>; Apryl Lukezic <Apryl.Lukezic@greatersudbury.ca>; Stephen Monet <Stephen.Monet@greatersudbury.ca>; ndca <ndca@conservationsudbury.ca>; Jeff Pafford <Jeff.Pafford@greatersudbury.ca>; Joe Rocca <Joe.Rocca@greatersudbury.ca>; Carol Skanes <Carol.Skanes@greatersudbury.ca>; Jessica Valic <Jessica.Valic@greatersudbury.ca>; Robert Webb <Robert.Webb@greatersudbury.ca>; Doug White <Doug.White@greatersudbury.ca>  
**Cc:** Joel Moncion <Joel.Moncion@greatersudbury.ca>; Akli Ben-Anteur <Akli.Ben-Anteur@greatersudbury.ca>; Melanie Venne <Melanie.Venne@ConservationSudbury.ca>; Kim Irving <Kim.Irving@greatersudbury.ca>; ICP\_LIS\_Support <ICP\_LIS\_Support@greatersudbury.ca>; Tracy Leroux <Tracy.Leroux@greatersudbury.ca>; Rebecca Brennan <Rebecca.Brennan@greatersudbury.ca>; Lesley Ketchabaw <Lesley.Ketchabaw@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>; Bailey Chabot <Bailey.Chabot@greatersudbury.ca>  
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## Maria Gonzalez Santos

---

**From:** Joel Moncion  
**Sent:** Monday, June 17, 2024 8:42 AM  
**To:** Maria Gonzalez Santos  
**Subject:** RE: 751-6/23-23 - 0 Fieldstone Drive, Sudbury - Second Circulation - Internal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

We have no comments or concerns at this time.

Thank you,

### Joel Moncion

Supervisor of Transit Services/Planning  
Greater Sudbury GOVA Transit | GOVA Transit du Grand Sudbury  
1160 rue Lorne  
Sudbury, ON P3C 4T2

Telephone/téléphone: (705) 674-4455, ext/poste. 3030

Fax/télécopieur: (705) 560-4571

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