

Karen Cardinal

From: Apryl Lukezic
Sent: Thursday, December 5, 2024 4:22 PM
To: Karen Cardinal; Kris Longston; Alex Singbush; Denise Clement
Cc: Kelsi Bernier; Bailey Chabot
Subject: RE: Circulation - 751-7/24-06 - 0 Laura Street, Hanmer
Attachments: 751-7-24-06 & 780-724001 - Laura Street -Circulation Memo - Internal.pdf

Hi,

Please include the following as the financial implications for this report – please let me know of any changes or concerns.

Thanks!
Apryl

If approved, staff estimates approximately \$718,700 in taxation revenue, based on the assumption of 125 single detached dwellings with a value of \$400,000 at the 2024 property tax rates.

If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new properties be collected as determined from the budget process, is spread out over all properties within the City.

The amount of development charges will be based on final review of the property by the Building Services department at the time of development.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

From: Karen Cardinal <Karen.Cardinal@greatersudbury.ca>
Sent: Thursday, November 21, 2024 2:03 PM
To: Andre Frappier <Andre.Frappier@greatersudbury.ca>; Jeff Pafford <Jeff.Pafford@greatersudbury.ca>; David Knutson <David.Knutson@greatersudbury.ca>; Carol Skanes <Carol.Skanes@greatersudbury.ca>; Apryl Lukezic <Apryl.Lukezic@greatersudbury.ca>; Kayla Schmidt <Kayla.Schmidt@greatersudbury.ca>; Stephen Monet <Stephen.Monet@greatersudbury.ca>; Robert Webb <Robert.Webb@greatersudbury.ca>; Joel Moncion <Joel.Moncion@greatersudbury.ca>; Doug White <Doug.White@greatersudbury.ca>; ndca <ndca@conservationsudbury.ca>; ICP_LIS_Support <ICP_LIS_Support@greatersudbury.ca>
Cc: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>; Beth Autio <Beth.Autio@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>
Subject: Circulation - 751-7/24-06 - 0 Laura Street, Hanmer

Good afternoon,

Please see attached circulation for 751-7/24-06 - 0 Laura Street, Hanmer.

Please note that comments are due no later than **December 10, 2024**.

Thank you,

Karen Cardinal
Development Approvals Coordinator
Planning Services
705-674-4455 ext. 4620

Karen Cardinal

From: Stephen Monet
Sent: Friday, December 20, 2024 4:07 PM
To: Bailey Chabot
Cc: Karen Cardinal
Subject: RE: Circulation - 751-7/24-06 - 0 Laura Street, Hanmer

Bailey:

The Environmental Impact Study Report (EIS) has been undertaken in a manner appropriate to the site and proposed development.

The EIS satisfactorily concludes that if the proposed development adheres to the report's mitigation measures, it is not anticipated to have a significant impact on the ecological features and functions that were investigated. Importantly, however, a Blanding's Turtle field survey was not completed as part of the EIS to determine if this species occurs on the subject lands. Consultation with the Ministry of the Environment, Conservation and Parks (MECP) as to the presence of Blanding's Turtle habitat on site was still ongoing at the time the report was finalized (September 16, 2024). The owner/proponent will need to demonstrate to the satisfaction of the Director of Planning Services that all provincial requirements have been met before development and site alteration can occur within habitat of the Blanding's Turtle, which might include Category 1, 2 and 3 habitat.

Best regards,
Stephen

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Cc: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>; Beth Autio <Beth.Autio@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>
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Karen Cardinal
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Planning Services
705-674-4455 ext. 4620



RE: Notice of Public Hearing for January 20, 205 and Notices of Applications

From CHARBONNEAU Denis <Denis.Charbonneau@HydroOne.com>

Date Thu 2024-12-19 12:17 PM

To Karen Cardinal <Karen.Cardinal@greatersudbury.ca>

No concerns from H1 on none of the attached notices.

Denis

From: Karen Cardinal <Karen.Cardinal@greatersudbury.ca>

Sent: Thursday, December 19, 2024 11:18 AM

Subject: Notice of Public Hearing for January 20, 205 and Notices of Applications

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good morning,

Attached are the notices of public hearing for the January 20th, 2025 Planning Committee and Notices of Applications.

Thank you,

Karen Cardinal
Development Approvals Coordinator
Planning Services
705-674-4455 ext. 4620

Karen Cardinal

From: Joel Moncion
Sent: Friday, November 22, 2024 10:54 AM
To: Karen Cardinal
Subject: RE: Circulation - 751-7/24-06 - 0 Laura Street, Hanmer

Good Morning,

Transit has 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
www.greatersudbury.ca | <http://www.grandsudbury.ca>



From: Karen Cardinal <Karen.Cardinal@greatersudbury.ca>
Sent: Thursday, November 21, 2024 2:03 PM
To: Andre Frappier <Andre.Frappier@greatersudbury.ca>; Jeff Pafford <Jeff.Pafford@greatersudbury.ca>; David Knutson <David.Knutson@greatersudbury.ca>; Carol Skanes <Carol.Skanes@greatersudbury.ca>; Apryl Lukezic <Apryl.Lukezic@greatersudbury.ca>; Kayla Schmidt <Kayla.Schmidt@greatersudbury.ca>; Stephen Monet <Stephen.Monet@greatersudbury.ca>; Robert Webb <Robert.Webb@greatersudbury.ca>; Joel Moncion <Joel.Moncion@greatersudbury.ca>; Doug White <Doug.White@greatersudbury.ca>; ndca <ndca@conservationsudbury.ca>; ICP_LIS_Support <ICP_LIS_Support@greatersudbury.ca>
Cc: Bailey Chabot <Bailey.Chabot@greatersudbury.ca>; Beth Autio <Beth.Autio@greatersudbury.ca>; Donna Sonier <Donna.Sonier@greatersudbury.ca>
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Thank you,

Karen Cardinal
Development Approvals Coordinator
Planning Services
705-674-4455 ext. 4620

Bailey Chabot

From: Andre Frappier
Sent: Tuesday, December 10, 2024 4:57 PM
To: geoff@mgre.ca
Cc: Bailey Chabot
Subject: Section 59 Review: 751-7/24-06 - 0 Laura Street, Hanmer
Attachments: Section 59 Review_0 Laura.st_751.7.24.06.pdf

Hi,

Please see attached Section 59 Review regarding a Rezoning Application at 0 Laura Street, Hanmer (751-7/24-06).

There are no significant drinking water threats identified at this time.

If you have any questions or concerns, please contact me at your earliest convenience.

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



January 29, 2025

780-7/24001

Julie Lalonde
Clerk to the Consent Official/Secretary-Treasurer
Planning Services
City of Greater Sudbury

RE: COMMENTING letter for 0 LAURA STREET AND 0 GUENETTE DR

Thank you for contacting Canada Post regarding plans for a new subdivision in **HANMER**

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. **The CMB's location will be determined at the time of the preliminary CUP Plan.**

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.

Regards,

MAF

Marc-André Fillion
Delivery Service Officer / Agent des services de livraison
Sudbury|Sault Sainte Marie|Orillia
marc-andre.fillion@canadapost.ca
C.: 343-548-5972



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 metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

[Add subdivision plan showing proposed CMB sites as part of Appendix as applicable]



INTEROFFICE MEMO

TO: Alex Singbush
FROM: Robert Webb
DATE: December 19, 2024
RE: Applications for a Plan of Subdivision and Zoning By-law
Amendment – 0 Laura Street, Hanmer & 0 Guenette Drive, Hanmer
File: 780-7/24001 & 751-7/24-06

Development Engineering has reviewed the above noted application.

The owner proposes to subdivide the subject property into 125 single detached lots with blocks for stormwater infrastructure, parkland, and road network.

With regards to this development, we have the following comments:

The proposed municipal gravity sanitary system for this subdivision will discharge to the existing 250mm sanitary sewer on Carmen Street, and the 250mm sanitary sewer at the intersection of Roger Street and Roy Ave. The sewage lift station downstream of this development at the Spruce Street Lift Station does not currently have the capacity to service this development, however, is currently in design stage for upgrading. No work shall proceed until capacity has increased. As such, we would request that a **hold** be placed on development on this site until such time as the downstream lift station and pipe capacities are obtained.

The 150 mm diameter water distribution main located within the Carmen St. Road allowance, and the 150 mm diameter main within the Roy Avenue Road allowance, and the 150mm diameter main within the Roger Street Road allowance, are all available to service this development. Note, the services for this development will be required to be looped to each of the connections provided and constructed with the required minimum sizing of 200mm diameter. A fire flow analysis indicates that the subdivision lands meet the required pressures and fire flows within this proposed subdivision.

All roadways within the proposed subdivision are to be built to City urban standards using mountable curb and gutter complete with sidewalk on one side of each roadway. The official plan shall be taken into consideration when designing the location of the proposed roadways.

With respect to the rezoning specifically, we make the following comment:

A hold must be placed on the zoning of the property until such time as sufficient sanitary sewer capacity is provided for development.

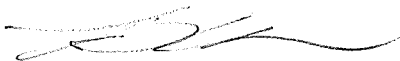
The following draft plan conditions of subdivision apply:

- 1) The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes, and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
- 2) The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
- 3) The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
- 4) Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
- 5) As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
- 6) Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
- 7) The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
- 8) The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
- 9) The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
- 10) The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs

associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.

- 11) Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.
- 12) 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 General 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.
- 13) The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
- 14) Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
 - ii) All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 15) That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.

Regards,



Robert Webb
Supervisor of Development Engineering

JB/ds

INTEROFFICE CORRESPONDENCE

To: A. Singbush

From: Infrastructure Capital Planning

Date: December 10, 2024

Subject: **PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer)**

Further to your email dated November 20, 2024, Infrastructure Capital Planning and Linear Infrastructure Services staff have reviewed this application and provide the following comments.

Roads

No concerns.

Transportation & Innovation Support

As a condition of approval, the owner is required to provide traffic calming within the development.

The owner understands that a temporary turn-around/cul-de-sac needs to be provided within the owner's property at the east end of Rogers Street to facilitate the turnaround of snowplows.

Active Transportation

No concerns.

Roads Operations

No concerns.

Drainage

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.
- 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 Storm Water Management Guide and Engineering Design Standards.
- If a wet pond is proposed, the wet pond is to meet the criteria of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual latest edition, including but not limited to Table 4.6 Wet Pond – Summary of Design Guidance. Side slopes greater than 3:1 will not be permitted including retaining walls.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must further follow the recommendations of the Whitson River 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.
- Existing drainage patterns on adjacent properties are to be accommodated within the plan of subdivision and shall not be altered unless explicit permission is granted.
- Capacity of all swales to be included in the Stormwater Management Report; and
- Where drainage from the existing or future right-of-way is conveyed between residential properties, a block is required. This block must be of sufficient width to allow for full pipe excavation within the block and must be transferred to the City upon registration of the subdivision. Drainage easements are only permitted for the conveyance of drainage of runoff from private properties only.

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.

Yours truly,

A handwritten signature in black ink, appearing to read "Ray Marshall", written in a cursive style.

Ray Marshall
Director of Infrastructure Capital Planning

KS/MA/TD/RM/tl

c.c. Karen Cardinal

December 10, 2024

TO: A. Singbush

FROM: S. Skanes

RE: File no.: 751-7/24-06 & 780-7/24001

Application for Zoning By-Law Amendment
1000564075 Ontario Corporation

PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer)

We have reviewed your memo dated November 20, 2024, regarding the above noted application to amend CGS Zoning By-law 2010-100Z to rezone the subject lands from "R1-5", Low Density Residential One, and "FD" Future Development to R1-7, Low Density Residential One and OSC, Open Space - Conservation and to subdivide the subject lands into 125 residential lots, three blocks, and road network.

Proposal: The rezoning would support the creation of 125 single detached lots, stormwater infrastructure, parkland, and road network. Based on the information provided, Building Services has no concerns with this application.

Based on the information provided, Building Services has no concerns with this application.

**VICTORIA LACHAPELLE for
CAROL SKANES
MANAGER OF PLANS EXAMINATION**
VL/ vl



INTEROFFICE MEMO

Feb 3, 2025

TO: A. Singbush

FROM: C. Skanes

RE: File: 780-7/24001
Application for Draft Plan of Subdivision

PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer)

Building Services has reviewed your memo dated Nov 20, 2024, regarding the above noted property and the proposal for Draft Plan of Subdivision.

We have reviewed the documents provided and can advise of the following condition:

1. That the owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.
2. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.
3. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.

CAROL SKANES
MANAGER OF PLANS EXAMINATION



1973 ————— 2023

CONSERVATION SUDBURY

401 – 199 rue Larch Street
Sudbury, ON P3E 5P9
705-674-5249
ConservationSudbury.ca

December 12, 2024

Conservation Sudbury File 462255

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

Attn: Bailey Chabot, Senior Planner

Re: Rezoning and Draft Plan of Subdivision
CGS file no. 751-7/24-06 & 780-7/24001
0 Laura St & 0 Guenette Drive, Hanmer (Blocks 67 to 71, Lots 1-66 Plan 53M1146 and Part 1 Plan 53R8456)

The Nickel District Conservation Authority (Conservation Sudbury) staff has reviewed the above-noted applications for:

- Rezoning from “R1-5” and “FD”, to “R1-7 and “OSC”, and;
- For draft plan subdivision for a 125 lot subdivision with associated stormwater infrastructure and parkland.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Policy Statement, 2024 (PPS) and as a regulatory authority under Ontario Regulation 41/24. 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 has no objection to the proposed rezoning to “R1-7” and “OSC”.

Conservation Sudbury would like the following conditions to be added to the draft plan of subdivision:

1. The owner shall develop a sediment control plan for the subdivision construction period to the satisfaction of the Nickel District Conservation Authority.
2. That the applicant/owner must identify the limits of all hazards as identified by qualified professionals, including the wetland boundary and a 12m and 30m buffer, the field verified flood hazard and erosion hazard. Hazard limits must be shown on all construction drawings. All development must be located outside of the limits of these hazards and comply with Conservation Sudbury’s wetland guidelines.
3. The applicant/owner shall prepare a stormwater management plan to the satisfaction of Conservation Sudbury providing quantity control to the greater of the peak flows generated by the 100 year or Timmins storm event. All development must comply with Conservation Sudbury’s wetland guidelines, including the outlet routing of the stormwater management infrastructure.

Note

Please be advised that Conservation Sudbury is currently undertaking a new floodplain study for the Whitson River watershed, with results expected in early 2025. Once the new study is adopted a new regulatory flood elevation will be in place for this property. Projects are assessed according to the regulatory flood elevation at the time.

Sincerely,



Melanie Venne, MES

Office and Communication Coordinator

Melanie.Venne@ConservationSudbury.ca