

Street Naming – Whitewater Lake Subdivision

Presented To:	Planning Committee
Meeting Date:	April 14, 2025
Type:	Routine Management Reports
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Recommended by:	General Manager of Growth and Infrastructure
File Number:	

Report Summary

This report provides a recommendation regarding a request to name the currently unnamed private roads within the Whitewater Lake subdivision.

Resolution

THAT the City of Greater Sudbury approves the naming of the private roads as shown on Plan 53R-20059 as Deep Bay Road, Dusty Road, and Whispering Willows Road East as outlined in the report entitled Street Naming – Whitewater Lake Subdivision, from the General Manager of Growth and Infrastructure, dated March 6 2025;

AND THAT the necessary By-law be prepared.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The request to name the private roads within the Whitewater Lake subdivision is an operational matter under By-law 2006-266, the City's Street Naming and Numbering Policy, to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

Report Overview:

This report reviews a request by the residents of the Whitewater Lake subdivision to name their currently unnamed private roads to Deep Bay Road, Dusty Road, and Whispering Willows Road East to allow for more accurate addressing for purposes such as emergency response. The new residential properties were created as water access only lots through the development of the Whitewater Lake subdivision. Subsequent to the creation of these lots, the developer built a driveway from this area northerly to St. Agnes Street and through court order had Fire Route P1 permanently closed, removing the original emergency access to the original properties in this area. The Planning Services Division is recommending that the application be approved as outlined and noted in the Resolution section of this report.

Staff Report

Plan 53M-1410 (print attached) was registered on June 4, 2013, and shows sixteen residential properties developed as seasonal limited service (SLS) water access only properties as a result of an Ontario Municipal Board decision dated April 8, 2011. This plan also shows seven existing SLS properties containing six dwellings immediately east of Lot 10 on the plan. The City was approached by an individual representing the property owners enquiring about naming the private roads they have built to access these properties. After discussions with all property owners regarding specific road names, it was agreed that providing names for these private roads would be acceptable.

Planning Services staff, with input from the representative of the property owners and votes by the individual property owners, have identified that it would be appropriate to name the private road that accesses lots 1 to 10 as Deep Bay Road, the private road that access the six existing dwellings as Dusty Road, and the private road that accesses lots 11 to 16 as Whispering Willows Road East (sketch attached).

The Street Naming and Numbering Policy attached as Schedule A to By-law 2006-266 includes as part of the street naming criteria that duplicate names with the same parent name but different designation should be avoided (i.e. Smith Street, Smith Road). In this regard, it is noted that there are no other forms of Deep Bay Road or Dusty Road within the City of Greater Sudbury and the only other form of Whispering Willows Road East is Whispering Willows Road which connects this area to St. Agnes Street to the north.

There are twenty-two addresses assigned in this area and all have been involved in the process of naming these roads and do not oppose this change. All parties fully understand that once a by-law is enacted to name the private roads, they must provide their own private street name signs, and that they must change all of their applicable documents to reflect their street name change.

Notice was given to Emergency Services and Greater Sudbury Police Services with no negative response to the proposed change.

In conclusion it is recommended that the City pass the necessary By-law to name the unnamed private roads to Deep Bay Road, Dusty Road, and Whispering Willows Road East.

Conclusion

Staff recommends approval of the request as described in the Resolution section on the basis that it is consistent with the Street Naming and Numbering Policy, all parties agree with the proposed name, and it allows the residents the modification to the street name they were seeking.