

Appendix 1

Departmental & Agency Comments

File: PL-OPA-2025-00001 and PL-RZN-2025-00002

RE: PINs 73599-0005, 73599-0823 & 73599-0596, Parcel 53007 and Part of Parcels 34818, 6131, 45110 & 7091, Lots 9 to 11, Concession 1 & 2, Township of McKim, 1 Ceasar Road, Sudbury, City of Greater Sudbury

Financial Services

No concerns.

Building Services

No concerns.

CN

No comments received.

Conservation Sudbury (Nickel District Conservation Sudbury)

Planning Justification Report, Greenstone Environmental Engineering, November 14, 2024.

Overall, the Planning Justification Report is thorough and clearly demonstrates an acknowledgement of regulatory requirements and also describes a plan that is unlikely to aggravate natural hazards both on- and off-property. The only comments to this report are related to the Proposed Setbacks Map (Figure 6):

1. If the "248.5 Contour" correctly labelled? On the other plans, the flood contour of 248.4 m was (correctly) shown. Please amend or clarify what this contour is meant to show.
2. The proposed setbacks do not include the regulated area of off-site wetlands to the west. These are shown on the Environmental Constraints Map and must be carried forward to the setbacks map.
3. The setback does not include the regulated area of the off-site wetland to the northwest. See the plan: Fisher Wavy Quarry 2 Existing Features (sheet 2 of 4, Pioneer Construction, undated).

Fisher Wavy Quarry 2 Rehabilitated Features (sheet 4 of 4), Pioneer Construction Inc., undated:

4. the proposed final elevation of the southern limit of the extraction area is +/- 248 metres. This elevation is lower than the flood elevation of 248.4 metres. Development will not be permitted on lands that are below the regulatory flood elevation (either 248.4m or the flood elevation that is in place at time of completion of the restoration) and that are part of the floodplain (hydraulically connected to the floodplain of Junction Creek/Kelly Lake).
5. Currently, no development is proposed to connect the rehabilitated quarry to the lake, therefore it's unclear how water will be conveyed from the site at rehabilitation. If development is required within the regulated area for the purpose of conveying water off site, please consult with Conservation Sudbury.

Fisher Wavy Quarry 2 (all sheets), Pioneer Construction Inc., undated:

6. Please include the geodetic datum on the plans. For reference, the flood elevation is provided in CGVD28.

General note:

7. While these plans avoid the small on-site wetland and associated regulated area, we acknowledge that as the site plan progresses development of that wetland may be considered. If this is the case, the restoration plan must include measures to mitigate the associated loss of the hydrologic values of the wetland.

8. When the restoration plan is available, we would appreciate being circulated on the plans, for our knowledge and understanding of this area.

Infrastructure Capital Planning Services (ICP):

Roads

No concerns.

Transportation and Innovation Support

We require a Traffic Impact Study only if the request land uses go beyond that of a quarry and/or aggregate use and/or the existing use is being expanded in terms of absolute tonnage of materials being hauled. If the development proposal represents an expansion to an existing quarry due to exhausting the existing supply and there is no increase in tonnage being hauled, then no TIS is required. If required, the Traffic Impact Study must at a minimum assess the traffic impacts of the proposed development on the surrounding road system and identify any improvements to the road system or mitigating measures to that would be necessary in order to accommodate the development. In particular, the Traffic Impact Study must also consider the proposed industrial land uses as it relates to trip generation and impact on surrounding local streets.

Active Transportation

No concerns.

Roads Operations

No concerns.

Drainage

No concerns.

Strategic and Environmental Planning

Staff in Strategic and Environmental Planning have concerns with the proposed applications for OPA and ZBA. The subject lands are located along the shoreline of Kelley Lake, which is identified in the City's Official Plan as a lake with phosphorus enrichment concern. Policy 6 in 8.4.2 Lakes with Phosphorus Enrichment Concerns prohibits lot creation or intensification in land use where 1)) municipal wastewater services are not available and 2) any portion of the leaching bed is or would be within 300 metres of the shoreline of a lake. The subject lands are not serviced by municipal wastewater. A quarry is not itself a concern for phosphorus, however, the host of other uses requested as part of the rezoning application are.

The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

Sudbury Hydro

No Comment Received.

Development Engineering

Development Engineering has reviewed the above noted application. We have confirmed that both water and sanitary sewer are available for this development. However, at the time of the SPART meeting, the application appeared to be an expansion of aggregate usage and not retaining zoning that would allow for industrial and commercial uses. We have no objection to the aggregate usage but cannot comment on the feasibility of industrial or commercial uses at this time as no water and sewer capacity review was performed.

Our suggestion would be to place a hold on the lands such that the applicant provide proof of sufficient water and sanitary sewer capacities prior to any industrial or commercial uses be allowed.

We have no objection to this change to Heavy Industrial Special "M3(6)", General Commercial Special under By-law 2010-100Z provided that a hold be placed limiting the development to the requested aggregate uses until such time as sufficient water and sanitary sewer capacities are proven.

CP

CPKC takes no position on the mentioned proposals, however, we would like to be included on all future blasting and development applications surrounding the subject site.