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**COMMENT(S) FOR APPLICATION PL-RZN-2025-00050**  
**62 Levesque Street**  
**Sudbury, P3B 3S9**

Environmental Services	03/10/2026	<p>Multi-Residential properties are required to source separate recyclable materials in compliance with provincial legislation O. Reg 103/94. and should also consider requirements for organics diversion as per Ontario’s Food and Organic Waste Policy.</p> <p>High density residential properties (7 or more residential units) can receive City waste collection services via an agreement for an annual fee per unit or can choose to receive waste collection via a private waste hauler.</p> <p>Whether the service is provided by the municipality or a private hauler, waste collection vehicles must be able to enter and exit the property in a forward-facing motion. Adequate space must be provided to accommodate the required turn radius to ensure the waste collection vehicles can maneuver effectively on-site (including obstacles such as parked cars). The turn radius for a waste collection vehicle is 13.5 meters. Based on the site plan, it appears that the trucks would have adequate space to perform a 3 point turn using the parking space designated for waste bins.</p> <p>Outdoor waste storage/collection areas must be free of overhead obstructions and must be screened from view if visible from a public street or land, or residential properties. No concerns for the specific proposal. I believe the truck will have enough room to pull in, back up into the waste storage spot and drive out. Parking space 12-13-14 may need to wait a few minutes while the truck collects and leaves.</p>
Drainage	02/09/2026	No Comment Received
Enbridge Gas Inc.	02/06/2026	No Comment Received
Environmental Services	02/06/2026	No Comment Received
Source Water Protection	02/06/2026	Property located within Ramsey Lake Intake Protection Zone "3". For the proposed activity of demolishing existing structures and constructing new 8-unit building, there are no significant drinking water threats identified at this time.
Sudbury Hydro	02/06/2026	No Comment Received
Development Engineering	02/02/2026	<p>Development Engineering has reviewed the application and has the following comments;</p> <p>A design lot grading plan is required at the building permit stage. Ensure existing guy wires do not interfere with parking orientation.</p> <p>Applicant to confirm capacity of the services to the lot. If upgrading of the existing services is required, the cost to do so will be borne entirely by the developer.</p> <p>A driveway permit will be required to close the existing driveway and open a new entrance, due to the existence of barrier curb, at the building permit stage.</p>

Building Services	01/30/2026	<p>Building Services has no objections to the proposed rezoning.</p> <p>Owner to be aware that:</p> <p>1) A demolition permit is required, to the satisfaction of the chief building official, for all existing structures on the property</p> <p>2) A building permit is required, to the satisfaction of the chief building official, for all new construction is required including a comprehensive plot plan.</p>
Roads	01/30/2026	No Concerns
Financial Services	01/28/2026	<p>If approved, staff estimates approximately \$36,800 in taxation revenue, based on the assumption of eight multiple residential dwelling units, based on an estimated assessed value of \$275,000 per unit, at the 2025 property tax rates.</p> <p>If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.</p> <p>The amount of development charges will be based on final review of the property by the Building Services department, at time of building permit issuance.</p>
Fire Services	01/28/2026	No Concerns
Strategic and Environmental Planning	01/19/2026	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.
Conservation Sudbury	01/16/2026	No Concerns
Transit	01/14/2026	No Concerns