

Request for Drain Minor Improvement – Majcher-Perras Drain C

Presented To:	Operations Committee
Meeting Date:	April 20, 2026
Type:	Managers' Reports
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Recommended by:	General Manager of Community Infrastructure

Report Summary

This report provides a recommendation regarding the approval of the Notice of Request for Drain Minor Improvement for the Majcher-Perras Drain C and to appoint K. Smart Associates Limited for the examination of the area and proceed with the requirements of the proposed Minor Improvement project in accordance with Section 78(5) and Section 8(1) the Drainage Act R.S.O. 1990, Chapter D.17.

Resolution

THAT Council receive the Notice of Request for Drain Minor Improvement for the Majcher-Perras Drain C, in accordance with Section 78(5) of the Drainage Act R.S.O. 1990, Chapter D.17;

AND THAT pursuant to Section 8(1) of the Drainage Act R.S.O. 1990, Chapter D.17, the City of Greater Sudbury appoints K. Smart Associates Limited to make an examination of the area and proceed with the requirement of the proposed Minor Improvement Project;

AND THAT the City of Greater Sudbury approves up to \$120,000 from the Capital Financing Reserve Fund – General of which the full amount will be billed and reimbursed from the Requesting Landowner once construction of the Minor Improvement is certified complete by the Engineer as outlined in the report entitled “Request for Drain Minor Improvement – Majcher-Perras Drain C” presented by the General Manager of Community Infrastructure at the Operations Committee meeting on April 20, 2026.

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

Allowing the landowner to reroute the municipal drain on their property supports the City of Greater Sudbury’s Strategic Plan by reinforcing Council’s focus on Asset Management and Service Excellence, which emphasizes maintaining resilient and dependable infrastructure to meet community needs. This improvement also contributes to a business-supportive environment, consistent with broader municipal objectives to enhance economic competitiveness and encourage investment within Greater Sudbury.

Financial Implications

Under Section 75(8) of the Drainage Act, the full cost of a Minor Improvement Project is assessed entirely to the requesting landowner. As required by the Drainage Act, the City of Greater Sudbury must initially

frontend the project cost, estimated at up to \$120,000, with all costs to be recovered from the landowner upon project completion.

Background

The subject property for the proposed Minor Improvement to the Majcher–Perras Drain C is located at 826 Bruno Street, Azilda. In the fall of 2025, the landowner’s representative contacted City staff to discuss the potential rerouting of the municipal drain to accommodate planned expansion on the property. City staff subsequently met with the representative on January 27, 2026, to review the Minor Improvement process. The Notice of Request for Drain Minor Improvement was formally received by the City of Greater Sudbury on February 9, 2026. A summary of the proposed works is provided in Figure 1.

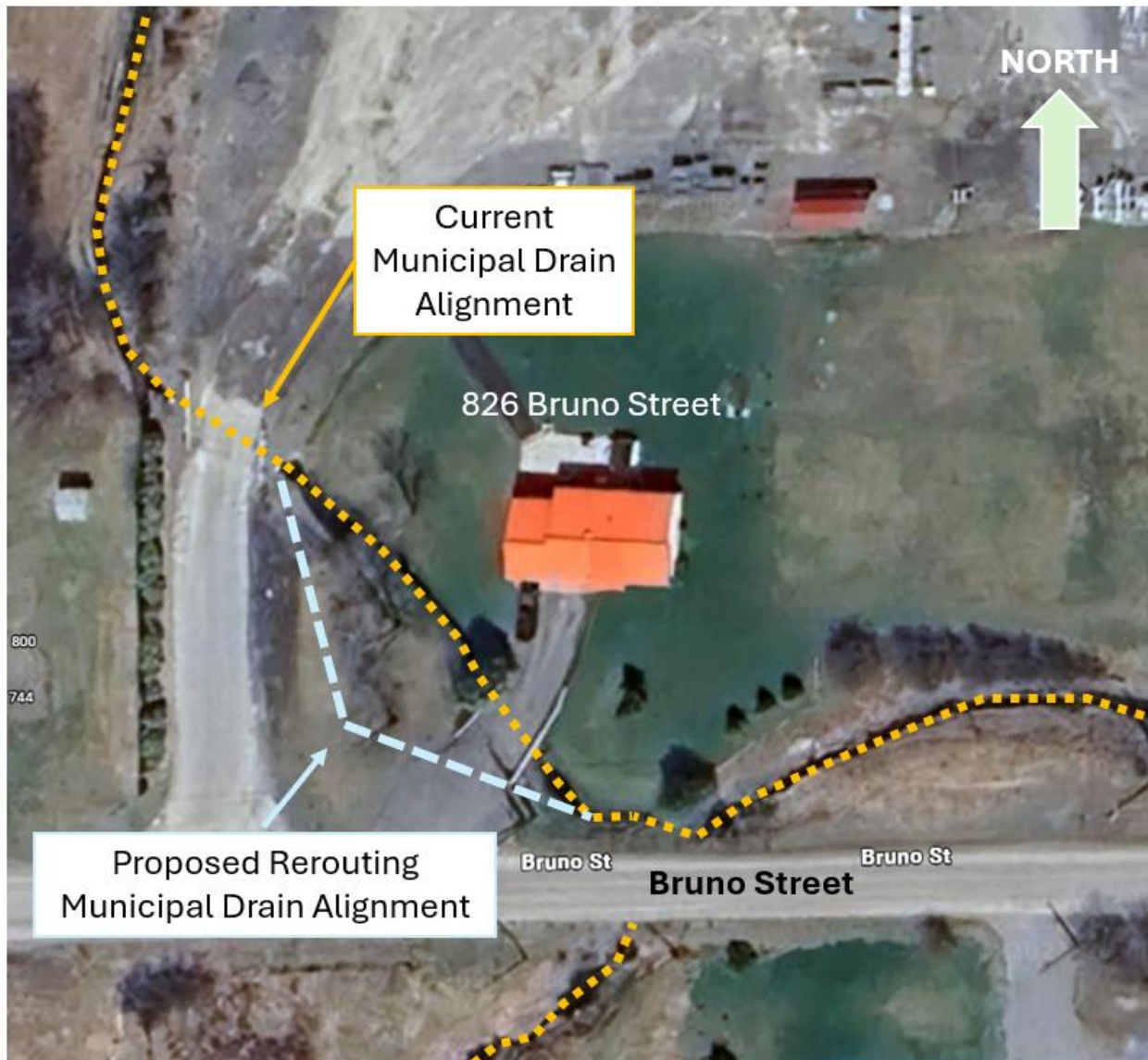


Figure 1: Existing and Proposed Municipal Drain Alignment at 826 Bruno Street

As the full cost of the Minor Improvement Project is recoverable from the requesting landowner, and as the proposed re-routing is not expected to negatively affect the function or integrity of the Municipal Drain, it is recommended that Council approve the request. Should Council choose not to proceed, the landowner retains the option to petition for a new Municipal Drain or for a Major Improvement under the Drainage Act. Both options carry significantly higher project costs, with those costs assessed to the City of Greater Sudbury and other landowners within the drainage area.

If Council proceeds, the next steps will include the appointment of an Engineer, who will prepare and file an Engineer's Report within 180 days of appointment. The completed report will be presented to the Hearing Committee, providing the initiating landowner, the Conservation Authority, and other prescribed parties the opportunity to comment. The Engineer's Report will also include a cost estimate, allowing for more detailed financial implications to be presented in a subsequent report to Committee.

Conclusion

The requested Minor Improvement to the Majcher-Perras Drain C represents a practical and low-impact solution that supports both responsible asset management and the landowner's continued business development. The proposed rerouting poses no anticipated detriment to the municipal drainage system, and all project costs will be fully recovered from the requesting landowner, minimizing financial risk to the City. Proceeding with this request allows the City to uphold its commitments to efficient service delivery and collaborative support for local economic growth.

Resources Cited

Drainage Act, R.S.O. 1990, c. D.17: <https://www.ontario.ca/laws/statute/90d17>

Ontario Regulation 500/21: <https://www.ontario.ca/laws/regulation/210500>

Minor Improvement Projects under the Drainage Act, 1990 Fact Sheet, September 2021: <https://files.ontario.ca/omafra-minor-improvement-projects-drainage-en-2021-10-18.pdf>