



Box 5000, Station 'A'
 200 Brady Street
 Sudbury, Ontario P3A 5P3
 (705) 671-2489 ext 4295
 (705) 673-2200 FAX

COMMENT(S) FOR APPLICATION PL-RZN-2025-00045
1257 Martindale Road
Sudbury, P3E 4J6

Environmental Services	02/25/2026	<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. 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. 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.</p> <p>Based on the conceptual plan it would appear that the waste collection vehicle would block driveway egress for units 6-10 while servicing the bins. It would also appear that there is only 6.0 meters of space for the truck to attempt to turn around.</p>
Development Engineering	02/20/2026	<p>The site is not presently serviced with municipal water or sanitary sewer. A capacity analysis was performed and the results show that there is sufficient infrastructure capacity for this development.</p> <p>The developer's concept site plan shows extensive work at the entrance to Martindale. As such, a plan will be required prior to the building permit that details the entrance surface works, sanitary test maintenance hole on the sanitary service (existing or new), the connection of the proposed catchbasins to the City storm sewer system, details of the relocation of the hydro pole within the entrance must also be shown (with applicable Municipal Consent request supplied by GSU), along with the required lot grading plan showing all lot grading throughout the lot.</p> <p>We have no objection to this application.</p>
Development Engineering	02/20/2026	No Comment Received
Traffic and Transportation	02/20/2026	No Comment Received
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Canada Post	02/18/2026	No Comment Received
Drainage	02/18/2026	No Comment Received

Enbridge Gas Inc.	02/18/2026	No Comment Received
Environmental Services	02/18/2026	No Comment Received
Strategic and Environmental Planning	02/18/2026	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.
Sudbury Hydro	02/18/2026	No Comment Received
Building Services	02/17/2026	<p>Based on the information provided, Building Services has no concerns with this application.</p> <p>For the Owner's information Building Services has the following comment,</p> <p>1) Future construction will require building permit and building permit documents to be submitted to the satisfaction of the Chief Building Official.</p> <p>2) Future construction of retaining walls will require building permit and building permit documents to be submitted to the satisfaction of the Chief Building Official.</p>
Source Water Protection	02/17/2026	No Concerns
Conservation Sudbury	02/06/2026	No Concerns
Financial Services	02/05/2026	<p>If approved, staff estimates approximately \$46,000 in taxation revenue, based on the assumption of ten multiples 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>
Transit	02/05/2026	No Concerns
Fire Services	02/03/2026	No Concerns