



Box 5000, Station 'A'
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**COMMENT(S) FOR APPLICATION PL-RZN-2026-00004
 2019 Bancroft Drive
 Sudbury, P3B 1T1**

Drainage	02/19/2026	No Comment Received
Environmental Services	02/19/2026	No Comment Received
Traffic and Transportation	02/19/2026	No Comment Received
CN	02/18/2026	No Comment Received
CP	02/18/2026	No Comment Received
Development Engineering	02/18/2026	<p>Development Engineering has reviewed the above application.</p> <p>We have no objection amending the zoning classification on the subject lands from 'R1-5' Low Density Residential to 'R3(S)' Medium Density Residential Special to permit a five (5) unit row dwelling, however, the following concerns must be addressed at the building permit stage:</p> <ul style="list-style-type: none"> - A design lot grading plan must be submitted for review and approval prior to building permit issuance: - The location of the garbage enclosure must not conflict with the parking stalls, with access being maintained for garbage collection. The waste truck must also be able to enter and exit the site in a forward motion. - The bicycle parking stalls must be sized/dimensioned (0.8mx1.6m) in accordance with the zoning by-law.
Enbridge Gas Inc.	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>Building Services has reviewed the submitted documentation and has no concerns regarding the proposed Zoning By-law Amendment.</p>

However, Applicant/Owner to be aware of the following additional information:

1. For the proposed five-unit row dwelling, Applicant is to be advised that a building permit application and supporting documentation is to be submitted to the satisfaction of the Chief Building Official.

Applicant/Owner to also be aware that as 5 dwelling units are being proposed, in lieu of Site Plan Control, the following documents will be required for the building permit application: Comprehensive Plot Plan, Site Statistics Table, Design Lot Grading Plan, and Site Servicing Plan.

2. A demolition permit will be required for the existing single family dwelling.

Eakamjot Singh Deo, Building Services

Conservation Sudbury	02/17/2026	<p>The drawing circulated for RZN-2026-00004 indicates the approximate watercourse limits without confirmation by a site survey. Conservation Sudbury can accept this site plan for rezoning, but the proponent should be aware that given the proximity of the watercourse to the proposed development, a permit from Conservation Sudbury will be required at the building permit stage.</p> <p>As part of a complete application for development pursuant to Section 28.1 of the Conservation Authorities Act, the exact location of the watercourse, as determined through a site survey, will be required on the site plan. Please note that if the watercourse extends onto the property, the development will need to be amended to accommodate the watercourse.</p>
Source Water Protection	02/17/2026	Parcel is located within the Ramsey Lake Intake Protection Zone "3". Rezoning required for the purpose of developing a 5-unit residential apartment building on subject property. No significant drinking water threat identified at this time.
Fire Services	02/16/2026	No Concerns
Financial Services	02/05/2026	<p>If approved, staff estimates approximately \$23,000 in taxation revenue, based on the assumption of five 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