



February 6, 2015

Re: Applications to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multiple dwelling blocks, and to subdivide the subject property into 63 lots for residential use and three blocks for 130 condominium units.

File Number: 780-6/11003  
751-6/11-6

To Whom It May Concern:

The Ramsey Lake Stewardship Committee (RLSC) is dedicated to protecting and enhancing the health of the Ramsey Lake watershed and ecosystem. Our vision is to keep Ramsey Lake a drinkable, fishable, swimmable and enjoyable lake for many years to come for all Sudburians. Over sixty thousand Sudburians rely on drinking water from Ramsey Lake now and in the future.

A zoning change is being requested for a 49.8 acres (19.34 hectare) shoreline property, which sits on a hilltop overlooking the Bethel Lake Wetland and Ramsey Lake. It is mostly forested, has two wetlands, a stream, a floodplain and was re-greened in 1999 with 2500 seedlings.

As a community group, we have many concerns with the proposed development because it lacks conformity with the City of Greater Sudbury Official Plan (OP) and does not further the goals of the Ramsey Lake Community Improvement Plan (RL-CIP).

As well, we are awaiting the results of the Ramsey Lake Watershed Study, which Council approved last year, so we respectfully request that all new approvals of large developments in the Ramsey Lake watershed be put on hold until we have the results of this study. Individual developments are approved with no knowledge of the cumulative effects of other developments already approved in the Ramsey Lake watershed. This application should be viewed in light of cumulative impacts of the 596 draft approved lots, an additional 763 units recently approved, 192 lots under appeal at the OMB and in this area in particular (Twin Lakes) 72 lots draft approved.

Ramsey Lake is an important recreationally, economically and socially valuable lake in Sudbury. We should ensure we understand what the cumulative affects developments will have on the health of the lake and its drinking water quality before approving any more developments.

**Proposed developments must follow the rules of the Official Plan.**

This site is governed specifically by Section 21.5 of the Official Plan – South Peninsula of the Ramsey Lake Policy Area, which states:

*Section 21.5 1b. In order to preserve the **open space** character of the neighbourhood, the **net density** for the South Peninsula shall not exceed 10 units/hectare.* Although the average density is 10 units/hectare for this proposed development, the **net density** is 15.44 units/hectare. Therefore, this density does not comply with the Official Plan rules for this specific area.

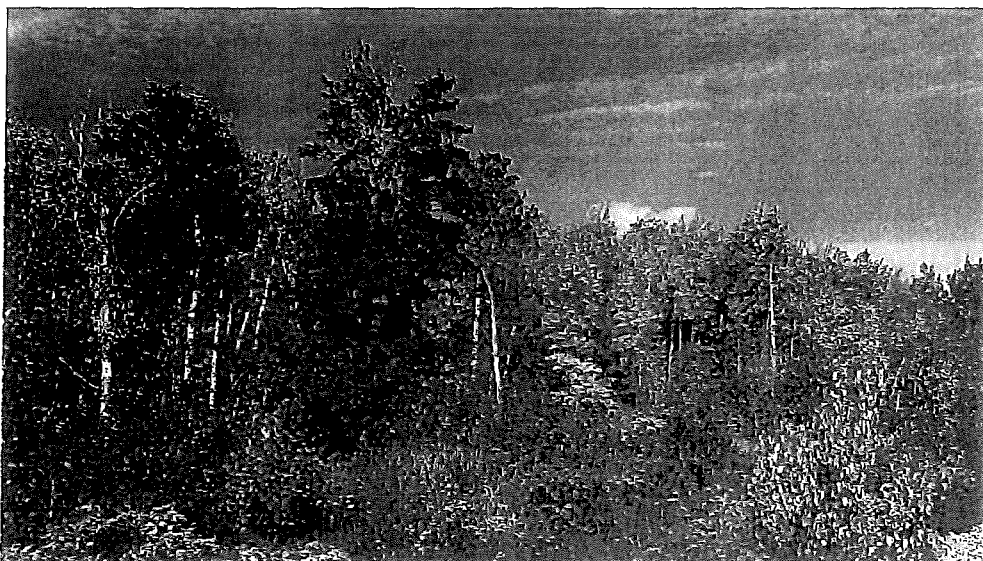
*Section 21.5 2. To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have **minimum road and water frontages of 30 metres (100 feet)**. Backshore lots created by severance shall also have road frontage of 30 metres. For plans of subdivision developed under the provisions of **Comprehensive Planned Unit Development**, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides **significant public amenities** to further the achievement of the goals and objectives of this Official Plan and the Ramsey Lake Community Improvement Plan.*

This proposed development has lots with 23 metre frontage instead of the required 30 metres. To qualify for this frontage reduction, the development must fulfill the provisions of a Comprehensive Planned Unit Development, which are:

*a. that public open space be provided **beyond** what is normally required under the parkland dedication;*

Unusable, steep areas, difficult areas to reach around a private condo, and stormwater management facility greenspace should not be considered **useable** parkland. One block (F) is designated as Parkland but contains a wetland.

*b. that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;*



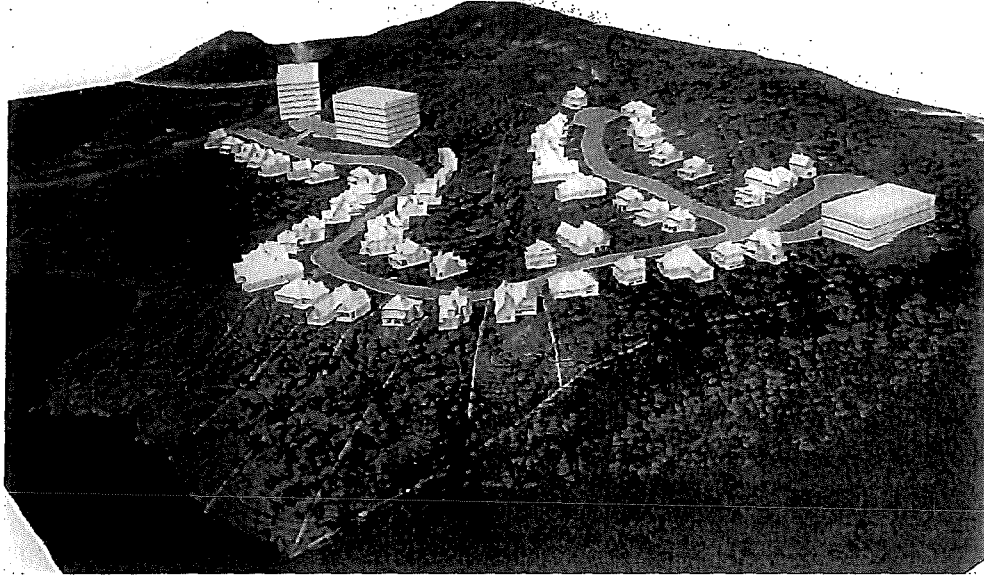
Much of this forest will be removed to make room for homes. Significant blasting will be required to bring water and sewer pipes up this hill. We are concerned that most of this soil, currently held in place by the trees, will eventually be washed into the lake. The steep cliff on lots 13-23 have been designated 'no build zones' which should help with some erosion but the slope is so steep and rocky that it may not hold the disrupted soil. The 30 metre shoreline buffer is the recommended minimum by the Ministry of the Environment and the Ministry of Natural Resources with even wider buffers suggested for steep shorelines. (Lakeshore Capacity Assessment Handbook, May 2010.) A natural wetland will be replaced with a stormwater pond. The wildlife habitat of animals in the forest and wetland will not be preserved. One feature that will be preserved is the Creighton Fault in Block B.

*c. that the visual quality of the higher elevations of the area from the lake are preserved and enhanced;*



Current view of property looking south over the Bethel wetland.

In this proposed development, the visual quality of the hilltop will not be preserved with homes and three condos protruding over the hill and visible from the lake (see below).



*d. that private and public open spaces are linked and integrated such that trail systems could be developed easily.*

No linked trail is proposed. Much of the 'parkland' areas are separated by roadways or homes.

Another requirement in the OP for Comprehensive Planned Unit Development (Section 20.7.1 e.) is that, *"The density standards of Section 3.2.1 shall also apply."* Section 3.2.1 Living Area I – Communities, Policy 2 states, *"In medium density developments, all low density housing forms are permitted, as well as townhouses and small apartment buildings no more than **five storeys in height...**"* This development proposes two seven storey condos.

As well, CPUD Policy 6(b.) states that a proposed CPUD development should be, *"compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas."* Clearly, two seven storey condos do not comply with section 3.2.1 of the OP nor do two condos add to the 'open space character' of the area as required by Section 21.5 of the Official Plan.

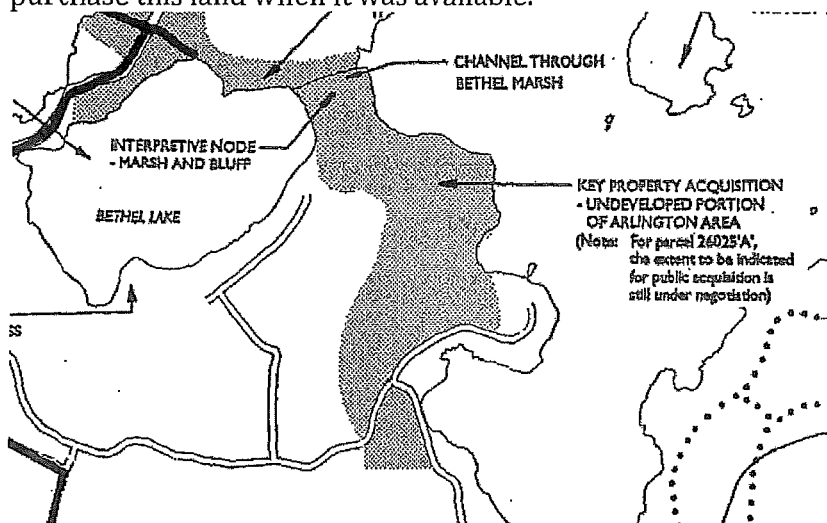
In the Ramsey Lake Community Improvement Plan, it states, in Section 3.3 - Bethel Lake Peninsula, that on this property "A future that is consistent with a 100-year vision of a more natural Ramsey Lake proposes that future residential development should be at a **very low density.**" This development does not try to be low density.

Higher density in this location brings issues to the neighbourhood. From the RL-CIP, 3.2.3 Policies:

*It shall be the policy that:*

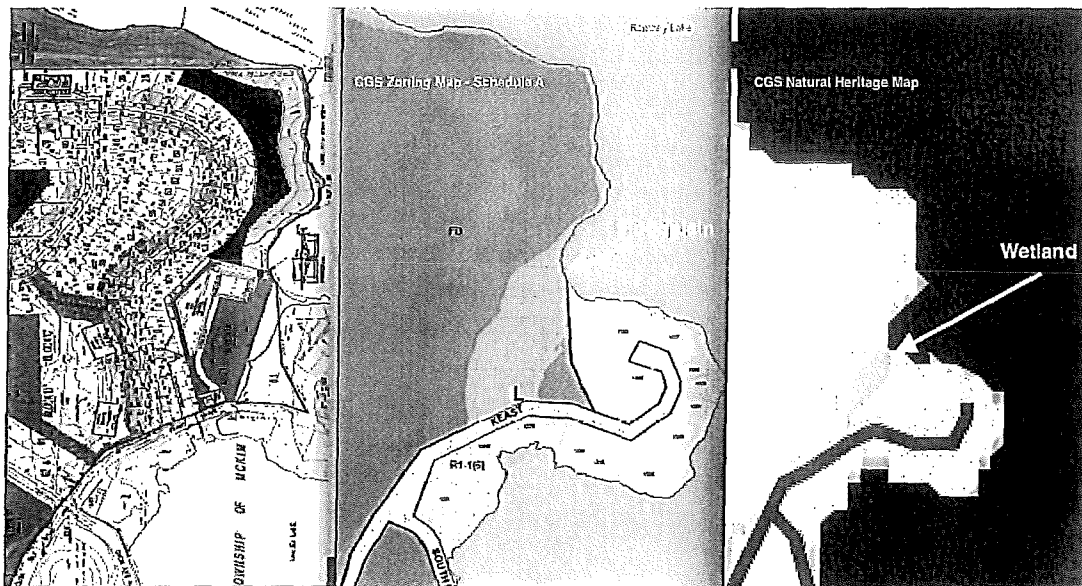
- 1. Ramsey Lake Road should not be widened much beyond the Science North entrance so as to maintain its scenic road character.*
- 2. Development of new facilities that will significantly increase the traffic volume of Ramsey Lake Road such that road widening would become necessary in the future should be discouraged, unless the additional transportation demands can be met by measures such as improved transit service, bicycle paths, staggered working hours, car pooling, etc.*
- 3. Ramsey Lake Road should remain the only access road to the south shore. Due to the long term environmental impact of a second access road to the area, no second access road should be constructed to connect to the east end of Ramsey Lake Road or South Bay Road. The existing single lane limited access service road that connects to Loach's Road should be retained only as an emergency access. Public education on the use of the emergency route should be included in any contingency plan for this area.*

Also from the RL CIP, this land was identified as a 'Key Property for Acquisition' by the City for its important value in the watershed. Unfortunately, the City did not purchase this land when it was available.



This proposed development does not provide 'significant public amenities' nor does it fulfill the requirements of the CPUD. It does not comply with many policies of the OP for this specific area nor does it further the achievement of the goals and objectives of the Ramsey Lake Community Improvement Plan.

Furthermore, the Ministry of the Environment, in its Stormwater Management Planning and Design manual (2003), states that as a general rule, stormwater facilities should be located **outside the floodplain**. Only under very special circumstances and if a number of requirements are met, would using up a part of the floodplain be acceptable. For this proposed development, the stormwater management facility is in a floodplain. Should flooding occur, all the untreated water would enter the lake bringing with it the pollutants found in road runoff such as heavy metals, bacteria, nutrients, grease, oil, pesticides, and sediments.



A sewage lift station (red L) is also proposed to be built in the floodplain against MOE guidelines. When sewage lift stations overflow, the result is raw sewage spilling out. We have concerns that a lift station would be proposed in a floodplain.

*"Equally important is that the use of the **natural wetlands** for stormwater quality enhancement is **not** allowed since the introduction of the stormwater may alter the hydrologic regime of chemical/biological composition of the wetland."* (Page 4-5 of the SWM Planning & Design Manual) For this proposed development, the stormwater management facility is located in a wetland. Stormwater facilities are meant to partially clean stormwater. They cannot produce the same quality of runoff nor provide the same quality of habitat that a wetland can.

#### Official Plan Section 9.2.3 Wetlands Policy 3.

*"In areas without a watershed or subwatershed plan, development and site alteration are not permitted in a wetland unless it can be demonstrated that there will be **no** impacts to the quality and quantity of the surface water features that are hydrologically linked to the wetland **and** that losses of significant wetland features and functions will not occur."* It is essential that we do not reduce the quality of water reaching Ramsey Lake by removing a wetland, which naturally cleans and filters water.

The creation of new roads on this steep hill will necessitate the extensive use of rock salt due to safety concerns. Salt is not retained in a stormwater facility and will be flushed out into the lake. Road salt has already been identified as a drinking water issue for Ramsey Lake due to the high and increasing levels of sodium in the lake. This proposed development will lead to a further increase of salt in the lake.  
[http://sourcewatersudbury.ca/images/uploaded\\_files/ApprovedSPP\\_Sept2014/Greater\\_Sudbury\\_Source\\_Protection\\_Area\\_Approved\\_SPP\\_Sept\\_19.pdf](http://sourcewatersudbury.ca/images/uploaded_files/ApprovedSPP_Sept2014/Greater_Sudbury_Source_Protection_Area_Approved_SPP_Sept_19.pdf)

The OP also does not permit the building of homes on a floodplain. From the Official Plan, page 107, *"Severances, subdivisions, change in land use, permanent new buildings and structures and private sewage disposal systems **will not be permitted within the floodplain, except for the severances for passive non-structural uses associated with roads, drainage, erosion control, utilities, flood protection, agriculture, forestry and outdoor recreation.**"*

In this proposed development, homes 1-5 are in the current floodplain, so the land will require infilling, which will alter the floodplain.

Due to the unknown cumulative effects of this and other developments in the Ramsey Lake watershed, non-compliance with Official Plan and CPUD policies and MOE guidelines and since it does not further the goals of the RL-CIP, we respectfully request denying this application for re-zoning and subdivision.

***Request for Notice***

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Lilly Noble  
Co-Chair,  
Ramsey Lake Stewardship Committee  
8 Neptune Ave  
Sudbury Ontario  
P3E 5Z4





RECEIVED

FEB 11 2013

Elizabeth Bamberger      PLANNING SERVICES  
2320 South Bay Road  
Sudbury, ON  
P3E 6H7

February 11, 2013

To:     Eric Taylor - Manager of Development Approvals, Growth and Development  
         Alex Singbush - Senior Planner- Growth and Development  
         City of Greater Sudbury - City Clerk

Re:     File: 780-6/11003, 751-6/11-6  
         Application to amend By-law 2010-100Z

I am a resident of South Bay Road and therefore some may ascribe a vested interest as my main motivation for submitting these comments. However, since I do not take my water from the lake, but rather from a well, I have less of a stake in the progress of this development than the **60,000 Sudbury residents** who do drink the water from Lake Ramsey. Furthermore, I am certain that virtually every citizen of Sudbury cares deeply about this lake and the more than 300 other lakes that make our community a special place to live, work and play in and shares my concern about the health of these priceless resources.

There are specific problems with the proposed development identified in the Staff Report dated January 29, 2013 to the Planning Committee and outlined in many letters sent by concerned citizens. However, it is the scale and pace of development in the Lake Ramsey watershed without consideration of the implications that trouble me most. Until recently, residential development along the lakeshore has been limited to single homes, not complete subdivisions. Attached is a diagram produced in 2011 showing the number of planned subdivisions in the Lake Ramsey watershed. There are now two proposed subdivisions directly on the lake (this one and the Greenwood Drive development.) Including the other developments there may be **nearly 1000 additional units** that will affect Lake Ramsey within the next few years not to mention the commercial development that is exacerbating the environmental pressure. The impact from road runoff associated with these developments is perhaps the most serious because there are very little affordable interventions to mitigate this. It seems each development is reviewed independently without consideration for the **cumulative deleterious impacts** these developments will have on Lake Ramsey, **the raw water source for 40% of Sudbury's drinking water.**

The scale of the proposed Keast Drive development is massive and totally out of character relative to the surrounding area, both natural and built form. In addition, the developer is requesting amendments to zoning by-laws and regulations that contravene the Greater Sudbury Official Plan. The Staff Report identifies a number of concerns to be addressed before this development proceeds. In particular, the stormwater management, protection of fish habitat, impact on endangered species, impact on wetlands, and traffic impacts have not been adequately addressed. The Staff Report did not fully

describe the important and large wetland, including a creek that provides habitat for fish spawning that will be destroyed. I know there are Whip-poor-wills living in the area as I hear their beautiful calls during the summer nights. Others have provided comments about the traffic impact. The paltry amount of so-called "green space" provided in this application does not begin to make up for these deficiencies in any meaningful way. Nothing should be approved until the developer addresses these concerns. Independent, unbiased experts must vet reports produced by the developer to address these issues before any approvals are given. Furthermore, there are a number of reports to be tabled with the City of Greater Sudbury within the next few months that will provide us with better information for development decisions, especially related to our drinking water and recreational assets. These reports are: the **Drinking Water Source Protection Plan**, prepared under the Clean Water Act, slated for adoption soon; The **Greater Sudbury Official Plan Review** that will reinforce the value we place on green space and protection of our lakes, and a **Lake Water Quality Capacity Model** that has been commissioned to identify vulnerabilities and predict the "carrying capacity" of our lakes. Dr. John Gunn, Canada Research Chair in Stressed Aquatic Systems has called for the adoption of a Ministry of the Environment recommendation that **"A watershed study and subwatershed study should be required as a part of a complete development application, for any proposed development greater than 3 lots."** We know that phosphorous and salt levels in Lake Ramsey are drinking water issues according to the Clean Water Act and levels are increasing. We owe it to future generations to proceed with caution.

I urge the Planning Committee to take a "big picture" view of development in the Lake Ramsey watershed. I'm certain there is a way to responsibly develop the proposed land so that we protect our watershed and therefore the lake. I trust the Planning Committee will ensure that this developer modifies the Keast Road development plan to meet this objective.

As Dr. Gunn has stated: **"Protecting the health of our lakes and watersheds for now and the future is a responsibility that demands the precautionary principle. It is important to properly assess impacts and err on the side of caution to ensure that we can continue to enjoy our lakes, and have safe drinking water."**

Respectfully submitted,



Elizabeth Bamberger

Encl.1

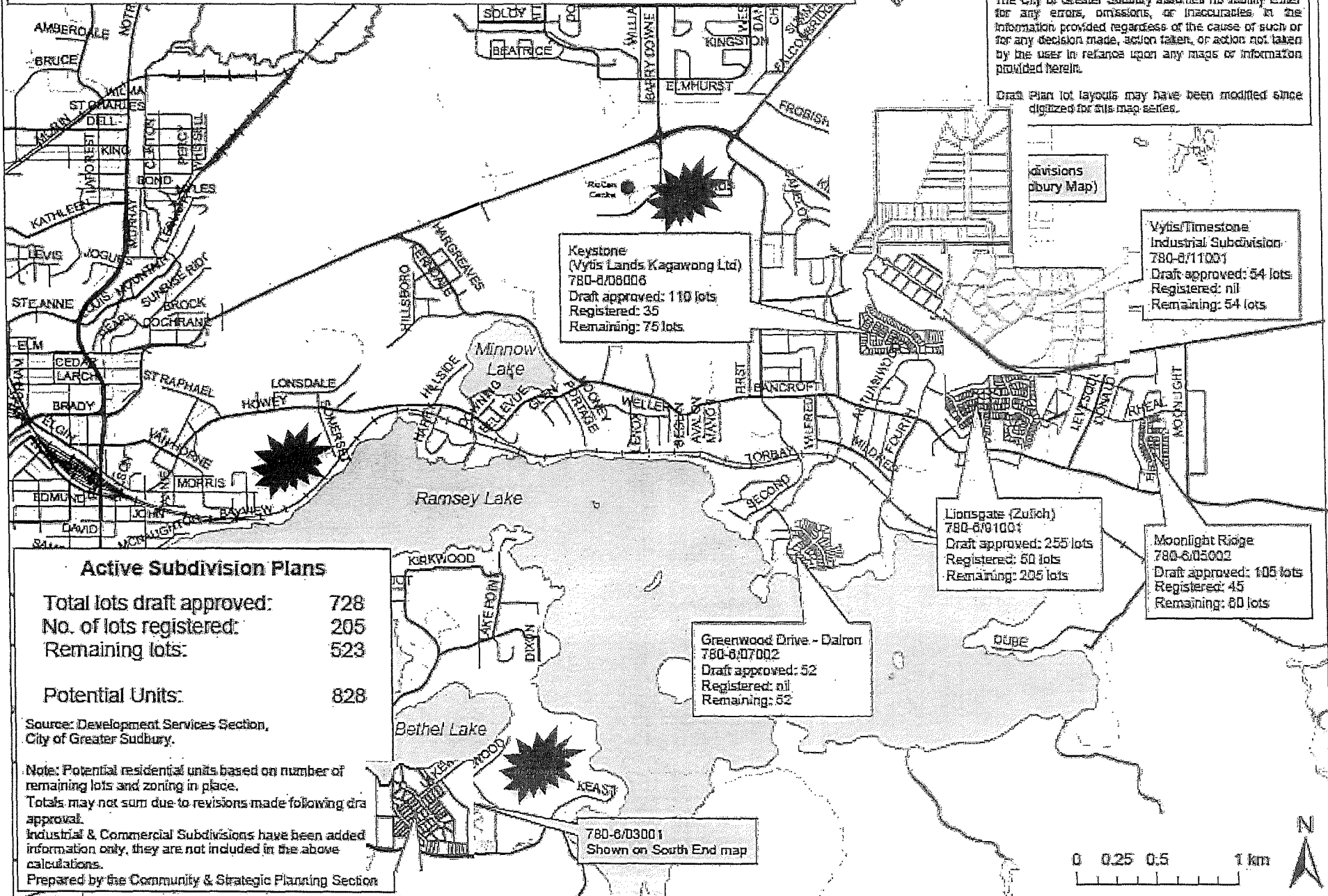
c.c.     **Planning Committee Councillors**  
         **Other Councillors**  
         **Mayor**

# Old City and Minnow Lake: Active Subdivision Plans (as of June 30, 2011)

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

The City of Greater Sudbury assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Draft Plan lot layouts may have been modified since digitized for this map series.



February 11, 2013

City of Greater Sudbury

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

Re: Applications for Plan of Subdivision in order to permit the development of  
Keast Drive Parcel 23065A Parts 1-6 53R-18857

File Number: 780-6/11003

751-6/11-6

To Whom It May Concern:

We, Peter and Louise Edmunds of 1279 Keast Drive and Michel and SiSi Germain of 1263 Keast Drive are writing to object to the proposed rezoning development. We are immediate neighbours and share the same concerns, which are as follows:

**DRAINAGE DITCH/FISH SPAWNING STREAM**

The ditch/stream on the Edmunds property which runs very close and adjacent to the driveway separating our two properties is classified by the City of Sudbury as a drainage ditch and by the Federal Department of Fisheries and Ocean (DFO) as a fish spawning stream. We abide by both classification which means an easement on both sides of the ditch for the City and special treatment of the shared beach where the fish spawn. A special permit had to be obtained from DFO and at considerable expense, a small area of the lake front was covered by special "pea gravel" specified by DFO in a limited area specified by them. Thousands of minnows have been seen in these waters in recent years as a result.

This ditch/stream and related culvert can presently barely contain the run off from Keast Drive with the situation as is now with much natural vegetation soaking up the run off. If numerous condominiums and houses with their driveways and access roads are built there will be a massive run off of water, dirt and salt will enter the lake. This will jeopardize the ditch and especially the spawning area. We insist that not only the City but also DFO give their ruling on this.

**BLASTING AND BOREHOLES**

We do not have access to City water and have had to drill and maintain boreholes in depths of 125 feet and 300 feet respectively and at great expense. The rock excavation and blasting required for the project will seriously damage the aquifers and contaminate our water wells.

**ACCESS ROAD AND TRAFFIC**

We fully concur with and support other neighbours who have investigated the various traffic studies and conclude that the existing infrastructure with only one access road is not workable and without considerable investment in new roads alone, this rezoning project is not viable

Respectfully

Peter and Louise Edmunds

Michel and SiSi Germain

RECEIVED

FEB 11 2013



Ramsey Lake Stewardship Committee

February 11, 2013

City of Greater Sudbury  
City Clerk  
P.O. Box 5000 Station A  
200 Brady Street  
Sudbury ON P3A 5P3

Re: Applications for Plan of Subdivision in order to permit the development of Keast Drive Parcel 23065A Parts 1-6 53R-18857

File Number: 780-6/11003  
751-6/11-6

To Whom It May Concern:

The Ramsey Lake Stewardship Committee (RLSC) is dedicated to protecting and enhancing the health of the Ramsey Lake watershed and ecosystem. Our vision is to keep Ramsey Lake a drinkable, fishable, swimmable and enjoyable lake for many years to come for all Sudburians. 60,000 Sudburians rely on drinking water from Ramsey Lake now and in the future.

As a community group, we have significant concerns with the proposed development off South Bay Road and Keast Drive on the shores of Ramsey Lake and recommend that the proposed development be denied in its current state.

#### **1. Studies not available**

Yet again citizens are presented with a completed development application in the Ramsey Lake watershed without completed studies to properly assess the impact on the lake. We have no Environmental Impact Study, Vegetation Study, Species at Risk Study, Stormwater Management Plan and yet citizens are asked to agree to development for the sake of development without any facts. Individual developments are approved with no knowledge of the cumulative effects of all the developments proposed in the watershed. A **comprehensive watershed study** should be completed before any more large developments are approved in the watershed to better understand how a development will affect the lake's ecosystem and water quality. Ramsey Lake is too important a lake for Sudbury for us to keep

approving development with no knowledge of what the cumulative affects of these developments will be on the health of the lake and its drinking water quality.

## **2. Building on a floodplain**

The stormwater management pond in this proposed development is in a wetland and floodplain. This does not comply with Ministry of the Environment guidelines and will not deliver the Enhanced Level of Protection required. A sewage lift station is also planned to be built in a floodplain against MOE guidelines. Citizens cannot bear the cost of fixing these costly planning mistakes. Climate change will bring such unpredictable weather that we must plan in advance for the challenges ahead.

## **3. Stormwater runoff**

The land in question has some dense vegetation and trees, which provides water retention and filtration services but would be replaced with hard, impervious roofs, driveways and roads. It's time we stopped relying on one large stormwater management facility and instead apply Low Impact Development techniques to improve water quality and increase permeability in the watershed. Permeable pavers for driveways, bioswales along roads, rain barrels, green roofs and rainwater gardens are just a few green infrastructure techniques that should be used in this development to clean and cool the water before reaching Ramsey Lake or more blue-green algal blooms will occur.

## **4. This proposed development does not fulfill the special requirements of the Comprehensive Planned Unit Development necessary to have 23m frontage and increased density**

The development does not provide significant public amenities to fulfill the CPUD nor the goals of the Ramsey Lake Community Improvement Plan as required by the Official Plan. It also does not fulfill the requirement of providing more than the 5% parkland allocation. We do not consider grass around a condo as parkland nor is a stormwater management facility considered parkland. A significant stream to the south of the property is not being preserved nor is the floodplain or wetland to the east so this also does not fulfill the requirements of the CPUD. A significant rock formation on the property (Creighton Fault) and the hilly topography of the land will not be preserved (extensive blasting) thus again not fulfilling the requirements of the CPUD.

## **5. Steep shoreline lots**

We are concerned about the problems associated with the development of the steep, rocky shoreline at the north end with relatively shallow soil cover. Blasting and vegetation removal will increase erosion and send sediment into the lake increasing the phosphorus load on the lake. South Bay residents are already suffering due to the frequent blue-green algal blooms. We would recommend that lots (lots 12-26) to the north remain undeveloped and incorporated into the parkland space as suggested by the Green Space Panel in their report. This would also preserve the one billion year old Creighton Fault as required for a CPUD.

## **6. Loss of habitat**

Wetlands feed fish and provide cool, clean water. Pipes don't. Proposed lots 56-61 are currently in a wetland and there is a significant stream leading to a fish spawning area. These lots should be removed from any proposed development to prevent the loss of fish habitat and to maintain the services provide by the wetland. Also, there needs to be an assessment of the possible species at risk that live on the property, such as Blanding's turtles and Whip-poor-wills.

**With so much potential harm this development can bring to Ramsey Lake and its drinking water, the Ramsey Lake Stewardship Committee requests that the Planning Committee deny this application.**

## **Request for Notice**

The Ramsey Lake Stewardship Committee, in keeping with subsections 17(35) and 51(37) of the Planning Act, requests to receive notice of any decision of Council related to this development proposal.

Sincerely,

Lilly Noble  
Co-Chair, Ramsey Lake Stewardship Committee



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**From:** "Jan Brown"  
**To:** <liz.collin@greatersudbury.ca>  
**Date:** 2/10/2013 3:45 PM  
**Subject:** The Keast Drive Development

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Dear Liz,

I have sent off the following message to, Dave Kilgour, Fabio Belli, evelyn Dutrisac, Doug Craig, Fran, and Andre Rivest: Please can you keep it in the official record.

Councillor

I'm sure you already know that the Keast Drive Development will be making a presentation to tomorrow nights meeting.

I am a resident of the area and a member of the Ramsey Lake Group who are getting together a presentation for monday night's planning meeting.

I wanted to let you know, that I am truly worried about this development.

There are so many reasons, most of which you will be very familiar with. The size of the plan, a hundred units and three five story condo apartments will add a lot of pressure to the already overbuilt area.

I am also concerned about the extra traffic on Ramsey Lake Road. It is truly an huge issue considering the many cars that already travel the road, which has no alternative exit. I hate to be against a nice building project but it just can't be placed on Keast or any other place that will impact our water supply.

Thank you for reading my comments, best regards,

Jan (Browning)

710 Ramsey Lake Rd

Klaus Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E6H7

February 7, 2013

To: Eric Taylor-Manager of Development Approvals, Growth & Development  
Alex Singbush-Senior Planner-Growth and Development  
City of Sudbury-Clerk

Subject: File:780-6/11003, 751-6/11-6

Application to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks. To subdivide the subject property into 63 lots and three blocks for residential use.  
Proposal: The Applicant is proposing to subdivide the subject property into 63 lots for residential use and three blocks for 72 condominium units.

The developer of record applying for the above zoning change has stated that his proposed development would improve the water quality of Lake Ramsey.

There is no information provided to back this statement up, and a quick perusal of city lakes data gives superior insight into the real issues confronting the city and the lake.

Water quality can be divided into three non-esthetic components. Phosphorus / phosphate levels, electrolyte / sodium content and E-Coli / bacterial contamination.

Dealing with phosphorus levels, the Living With Lakes Centre advises that the phosphorus levels in the lake were at unacceptable levels last summer and up further last fall. Information from the Greater Sudbury Watershed Alliance reveals interesting data. Seven year average phosphorus data for city lakes reveal that Fairbank Lake had the lowest level at 4.8 micrograms per liter, Ramsey just above acceptable at 11.1 and Minnow lake off the map at 41.9! Junction Creek usually greater than 100! 10 or lower is considered acceptable by Ministry of Environment.

What's the difference? Fairbank is underdeveloped and has septic systems. Ramsey is in the middle. But Minnow lake is crowded with development and has road surface and developmental runoff from all directions. All buildings around Minnow Lake are serviced with sanitary sewer and water, and

municipal storm water systems. Junction Creek meanders through the most densely developed part of the city and picks up surface runoff all along the way.

Any scientifically minded person would deduce from this example that phosphorus levels are a function of the amount and density of development around a lake. A very simple concept pointed out in the Community Improvement Plan, Ramsey Lake, 1994. Which recommended in point 5 of the 20 Years Plan, that surface pollution, " **being that from storm drainage, should be eliminated or reduced as soon as possible, road salt should be reduced and / or eliminated within the Ramsey watershed.**"

This is borne out by **The Greater Sudbury Source Protection Area Amended Proposed Assessment Report**. Table 3.18 identifies threats to the Ramsey Lake Watershed that would increase Phosphorus levels in the lake, numerically. It identifies the following occurrences. 197 septic systems. 4550 applications of fertilizer to land. 4550 occurrences of road salting as well as 205 occurrences of road salt storage for a total of 9502 occurrences. Keast Drive has 13 septic systems.

In other words Keast Drive septic systems are 0.136% of all threat occurrences. The addition of 66 new buildings to the watershed would add 132 new occurrences regarding salt and fertilizer (keeping with the model). Hooking up Keast Drive residences to sewer would reduce 13 occurrences. **Therefore this development would create 10 times more contamination occurrences than it would reduce.**

There is nothing in the creation of sixty-three new homes and seventy-two condominiums, closely packed on the shores of Lake Ramsey that will reduce surface runoff into the lake. Nothing.

Greater Sudbury Lake Water Quality Data reveals that Ramsey Lake salt levels are rising steadily. Approximately 50 % from 1990 to 2004. Due in no small part to the heavy development, road construction and attendant salting that goes on in the Ramsey Watershed. None of this is new information. The new roads to be built in the proposed development will do nothing to reduce the salt loading of Lake Ramsey. They will do the opposite.

The issue of bacterial contamination is now largely confined to the public beach areas. Spillover from the sewer beside the bridge at main beach and the culvert at main beach (under the willow tree) is legendary and bacterially contaminated.

The proposed looping of the water main from Dixon Road in to the new development must also be considered carefully. The trenching would go right through the swamp linking Bethel and Ramsey Lakes. The biological and toxic challenges emanating from such activity have not been evaluated. Heavy metals from years of air borne smelting exposure lurk below the surface and are well documented. The bacterial hazards of tearing up a swamp cannot be underestimated. In addition Bethel Lake is heavily loaded with phosphorus / phosphates and opening up this area will allow the transfer of sequestered phosphates into the city water supply. None of these contaminants can be screened out. Such extreme loading may pose significant risk.

Ramsey Lake is a jewel in the centre of Sudbury as well as the water supply for a large portion of the city. We must protect the lake at all costs. Infilling may be the buzzword of the day, but the health of

the city's water supply must come first. Any development in the Ramsey Watershed will adversely affect the lake. This project based on its size, the disruption of topography, the blasting and all that toxic runoff right on the shores of the lake, as well as its long-term runoff issues can only damage this important eco-system further.

It's easy to wave a flag and recommend development to clean up the lake as the applicant has. However the facts as we know them simply don't bear out the claim.

The city needs a comprehensive, scientific watershed study done to clarify the issues. The Water Quality Monitoring Model (Lake Capacity Model) is on the horizon. The provincial Drinking Water Protection Plan is also coming shortly. The city must base future development approval on the findings of these studies and models.

Do not be premature. You must in all conscience vote no to this request for zoning change at this time.

Respectfully,

Klaus Jakelski.

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**From:** Julie Noel de Tilly  
**To:** <eric.taylor@greatersudbury.ca>  
**Date:** 2/5/2013 12:23 PM  
**Subject:** public hearing

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FEB 05 2013

Growth and Development department-Planning Services,

In the matter of application under Sections 34 and 51 of The Planning Act, Applicant 1721074 Ontario Ltd.

Some of my concerns for this proposed development include:

- No watershed study has been completed for Ramsey Lake. Without this study, there is no way to evaluate the impact on Ramsey Lake (also a major source of drinking water) of this development, or of the cumulative effect of the many new developments recently approved in this watershed. Negative impacts on wetlands are also anticipated (in the absence of a watershed study, the proponent must demonstrate that no losses of significant wetland functions and features will occur). There have been issues with blue algae in this lake.
- The peninsula is steep and rocky, with little soil. These conditions will worsen the effects of removing existing tree cover and developing roads and lots on this site. These effects include erosion, siltation, and run-off with phosphorus, salt, and other contaminants directly into Ramsey Lake. These will impact water quality, and fish habitat found along the shoreline
- Proposed development and storm water management ponds within the floodplain
  - No green space is planned in the proposed development
  - I am opposed to changing Zoning By-law in order to permit development of three blocks for residential use
  - I am not opposed to changing by law to permit development of 63 lots

Thank you

Julie Noël de Tilly

Julie Noël de Tilly  
1340 Lakewood Drive  
Sudbury Ontario  
P3E 6H9

FEB 06 2013

Feb. 4<sup>th</sup> 2013

City Clerk,  
City of Greater Sudbury,  
PO Box 5000, Station A  
200 Brady Street,  
Sudbury, ON P3A 5P3

Re: Application for rezoning and plan of subdivision in order to permit the development of a 63 lot residential subdivision and three multi-family blocks for 72 condominium units, Keast Drive, Sudbury – 1721074 Ontario Limited – File numbers 780-6/11003 & 751-6/11-6.

**Ramsey Lake Water Quality Concerns related to the proposed development as presented by the Minnow Lake Community Action Network and Restoration Group.**

We are not alone in our concerns with respect to water quality issues. Quoting from the recent "Environmental Fate Assessment Article" by Jennifer Davidson and John Gunn of the Cooperative Freshwater Ecology Unit of the Vale Living with Lakes Centre, Laurentian University *"Across Canada, heightened citizen awareness and concern over the risks to water quality within their own communities has prompted the formation of thousands of lake and stream stewardship groups (Gardner et al. 2003; MNR 2009). With a mandate to protect or improve local watershed conditions for reasons of health, recreation, and ecological conservation, they have become a valuable component in local policy and planning initiatives, particularly when they are closely partnered with academic institutions and government agencies, thereby increasing both data quality and information sharing"*

In an e-mail to our group Dr. Gunn stated that *"we are not doing enough to manage storm water within our drinking water watershed. It is not good enough to even consider "standard practices" in an industrial city of Sudbury with its enhanced sensitivity to nutrients and other contaminant inputs. We have lost the dense vegetation cover, deep roots that prevent erosion, the meter of soil that washed away during the earlier decades, the normal surface organic matter layers that bind metals, and the usual wetland storage areas that sequester contaminants - in other words, we have lost all the usual land forms and natural materials that help buffer contaminant movement and help make "standard practices" for storm water management workable. Instead we need to face the fact that we need more stringent regulations and building codes than most standard cities, and we then need an extra level of protection for the "City of Lakes" because of the uncertainty that extreme events represent with continued climate change. Remember the Flour Mill flood, and the Still Lake flood when the Walmart storm pond was exceeded. What we need in the official plan and for these one-off developments are some "made in Sudbury solutions" that are tailored to the facts of our history - e.g. the 100 million tons of SO<sub>2</sub> that was released into the atmosphere and the 10,000s tons of potential toxic metals that were released and now reside in our soils and sediments, and vulnerability to drought, etc.*

*The answer then seems to be that we always need to revegetate , even during housing developments, and need more, rather than less surfaces covered with vegetation - i.e more buffer areas, more wetlands, green roofs, urban trees, etc. Developers should be asked to show how their plan increases rather than decrease the total biomass of living material on a site, every time they build".*

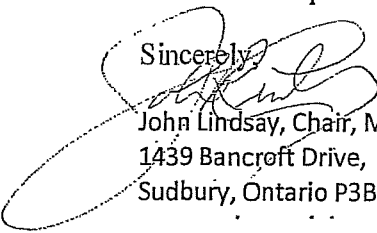
The Minnow Lake Restoration Group and the Minnow Lake Community Action Network share a responsibility for the Ramsey Lake Watershed which includes Minnow Lake and virtually the entire north shore of Lake Ramsey. It is our opinion based on the latest documented evidence that we have reached the point of "enough is enough" and that further development in the entire Ramsey Lake watershed should not be permitted as the risks are too great relative to the benefits (primarily to the developer, as construction can take place elsewhere in the city where the environmental risks are less – and the city would benefit from increased taxation regardless of where development may take place).

We note that the Nickel District Conservation Authority has reservations with respect to the development and that according to Environmental Planning Initiatives there are concerns that Lake Ramsey is moving towards being "relatively nutrient poor" and "existing onsite vegetation acts as an important buffer, absorbing runoff sediments and holding soil in place" We doubt that an adequate sediment control plan could be designed to prevent "increased phosphorus loading of the lake "and the subsequent risk of "developing green algae and blue-green algae blooms" Also with respect to Drainage there are several considerations that are addressed which reflect concerns with respect to the fact that "Lake Ramsey is an environmentally sensitive water body" and the "importance of protecting the Ramsey Lake water body"

Besides these environmental concerns related to water quality, the additional road improvement requirements, drinking water and sewer construction, loss of green space etc. would seem to make this area unattractive to development after taking other on-site development costs relative to construction elsewhere in the city, where these factors would not be as significant. Following a cost benefit analysis undertaken with the developer, taking all the factors into consideration, perhaps the city should consider acquiring the property and have it designated as permanently undevelopable land adjacent Lake Ramsey for drinking water protection purposes.

We further request that we be notified of any planning decisions related to this development.

Sincerely,



John Lindsay, Chair, Minnow Lake Restoration Group – CAN  
1439 Bancroft Drive,  
Sudbury, Ontario P3B 1R6

copies: Terry Kett, Eric Taylor, Paul Bascomb, Lilly Noble, John Gunn, Brad Bowman

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Page 1 of 1

JAN 31 2013

Good morning,

PLANNING SERVICES

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780-6/11003

751-6/11-6

Please can you put my comments to the hearing on the proposed multi-residential development on the Keast peninsula on Ramsey Lake.

I am concerned that no watershed study has been completed for Ramsey Lake. Such a study should be carried out to evaluate the impact on Ramsey Lake, as a natural resource and our source of drinking water, of this and any future development, including any new developments already approved in this watershed.

I am also concerned that any residential development near to our lakes will add to their contamination by phosphorus, salt, and other pollutants, and that the city does not do enough to stop residents creating lawns close to the water's edge, or adding to the number of power boats using the lake.

Many thanks,

Jo Duke

Sudbury resident, living close to Lily Creek, downstream of Ramsey Lake.



RECEIVED

FEB - 4 2013

Jan 30th, 2012 PLANNING SERVICES

Eric Taylor  
Manager of Development Approvals  
City of Greater Sudbury

RE: FILE 751-6/11-6, 780-6/11003 and zoning application by 1721074 Ontario Ltd.

Dear Mr. Taylor,

Please consider this a letter of full support for the abovementioned file and application.

Along with my wife Katherine Richardson we are the property owners and planned future residents of 1366 Keast Dr. in very close proximity to where planned development may take place, if approved.

We are excited about the prospect of what this application may bring and mean for the surrounding homes and area. We strongly believe that the current property taxes in this area do not receive the City services and support they should. Case in point, we pay over \$12,000 a year in taxes at this location and there exist very little City services at current. Those that are there are deteriorating and in subpar condition (i.e. South Bay Rd. especially beginning at NOSM down to Keast Dr. intersection and beyond)

We are hopeful that if this development is allowed to proceed the City may enjoy a higher tax base from the surrounding and may be more apt to better maintain and bring to spec its infrastructure in the area, develop parks utilizing proposed green space for children especially and offer sewer and water services. Furthermore we are hopeful with enough potential customers and a supplier may finally come in and offer cheap natural gas, as we will connect in an instant.

You have our full support of this proposed application.

Regards,



Cliff B. Richardson, H.B. Comm, CPCA, CFP  
Certified Financial Planner/Co-Owner 1366 Keast Dr.

RECEIVED  
FEB 07 2013

Cathy Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E 6H7

January 29, 2013

To: Eric Taylor-Manager of Development Approvals, Growth & Development  
Alex Singbush-Senior Planner-Growth and Development  
City of Sudbury - City Clerk

Subject: File:780-6/11003, 751-6/11-6

Application to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks. To subdivide the subject property into 63 lots and three blocks for residential use. Proposal: The Applicant is proposing to subdivide the subject property into 63 lots for residential use and three blocks for 72 condominium units.

I have a number of concerns regarding this rezoning and development application.

As a 27 year resident of 1359 Keast Drive I have watched the development and growth of Laurentian University, the Willet Green Miller Centre, St. Joseph's Villa and St. Joseph's CCC, the Northern Ontario School of Medicine, the Living with Lakes Centre, the Vale Hospice, a new subdivision in the Algoma Hospital area, and the addition of numerous miscellaneous homes. The city has also approved a 72 unit subdivision(Twin Lakes). All of this growth and development has been approved and taken place with minimal infrastructure and road improvements to Ramsey Lake Road and South Bay Road. Please note that this corridor is the only public access route in and out of this area. Improvements have consisted of a short distance of additional turning lanes on Ramsey Lake Road, some resurfacing of Ramsey Lake Road, a bike/walking path on Ramsey Lake Road, and pebble resurfacing of a portion of South Bay Road. Approximately ½ kilometer of this pebble resurfacing leads to and is the only access point for this proposed application.

The impact on traffic as a result of all this growth and development is detailed in the most recent traffic study(Tranplan Associates). The following comes directly from the study.

**“Three key study intersections on Ramsey Lake Road:**

- currently operated at capacity during afternoon peak period,**
- based on the intersection capacity results, future growth in background traffic will worsen the existing conditions if mitigation measures are not provided.**
- the mitigation measures should be part of the current citywide transportation planning study and in the context of the overall planning vision for the whole community.”**

The three intersections studied are now at capacity during peak traffic periods. As stated, the two roads in question, Ramsey Lake Road and South Bay Road are the only public access routes to a main traffic artery(Paris Street) available for all residents, students, businesses, patients and families. It is of course the only public access point in and out for all emergency services.

During peak morning and afternoon hours I have witnessed emergency vehicle bottlenecks many times over my 27 years living in this area. If a medical, fire, police emergency or a disaster occurs during these peak periods emergency response could be hindered or could be impossible. While residents can sometimes choose to attempt exit and entrance to their homes in non-peak timeframes, emergencies/disasters cannot choose when they occur. Discussion with EMS personnel confirm that this corridor is considered to be a difficult corridor to manoeuvre.

My question is this-If the planning vision for this area is for higher density housing why has appropriate planning not improved road access? In my opinion the approval of this rezoning, development application prior to addressing these existing potential Public Safety problems could be considered Negligence. I feel it is my right to have safe and timely access to my home, and safe and timely access to emergency services should the need arise. Is the City of Greater Sudbury prepared to be accountable and accept legal responsibility for potential harm should an emergency arise during peak hours when, as identified in the recent traffic study current access is already restricted?

The density standards(Section 3.2.1 CPUD) states that medium to high density housing should be located on sites in close proximity to Arterial Roads. None exist in this area. Ramsey Lake Road is a secondary Arterial Road and South Bay Road is a collector road. This proposed development accesses directly off of South Bay Road(collector road). This collector road is already dangerous to walk, run, bike, and even drive on. It is narrow, shoulders are unpaved, and illegally parked vehicles are a daily problem. Construction traffic necessary for completion of a development of this magnitude will further negatively impact public safety. The standards also state that rezoning applications should have minimal impact on traffic to local streets. Our streets are currently at capacity during peak times. Any increase should not be allowed until existing problems are addressed.

The land under consideration has been designated for future development for the 27 years

I have been paying taxes at this address. Past applications for low density designation (past one was for 8 large estate lots) have been denied based on the planning department's vision of higher density housing in this area. This vision is somewhat vexing. For this development application the developer is obliged to fulfill the policies set out in Comprehensive Planned Unit Development Section (20.7) of the official plan. It must preserve unique environment features, natural landscapes, natural vegetation and topography. It must complement the natural character and built form of the surrounding area. This proposal does not preserve unique environmental features, natural landscapes, natural vegetation and topography. It does not complement the natural character and built form of the surrounding area. Portions of the development including stormwater management are actually located in the designated floodplain. Consideration must be given to the impact of fertilizer, road salt, sewers and natural runoff from a development of this magnitude as it relates to runoff to Ramsey Lake.

Do not put the cart before the horse in this decision: plan first, address existing road access problems, and consider the integrity of the area as it compares to the scope and size of this application.

I do not oppose appropriate development; infilling does not seem to be appropriate here.

Yours truly,

Cathy Jakelski

cc: Joe Cimino, Terry Kett, Joscelyne Landry-Altmann, Frances Caldarelli, Doug Craig, Fabio Belli, Claude Berthiaume, Andre Rivest, Marianne Matichuk, Dave Kilgour, Evelyn Dutrisac, Jacques Barbeau, Ron Dupuis

RECEIVED

City of Greater Sudbury  
City Clerk  
P.O. Box 5000 Station A  
200 Brady Street  
Sudbury ON P3A 5P3

DEC 20 2012

PLANNING SERVICES

Dec. 20, 2012.

Re: Applications to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks (72 units), and to subdivide the subject property into 63 lots and three blocks for residential use.

File Number: 751-6/11-6 & 780-6/11003

To whom it may concern:

I would first like to point out that I am an active member of the Ramsey Lake Stewardship Committee and I endorse the letter that was sent by our Co-Chair, Lilly Noble. It outlines the documents which are reference points for the feedback given by the RLSC and which are the basis for my comments below.

My sociological background impels me to point out the powerful effects of discourse on our taken-for-granted understandings. The term, 'development' has a positive connotation which carries the assumption that what is built will be an improvement. Clearly, decision-makers must balance the gains to the city housing stock and increase in taxes against the spoiling of the existing topography and vegetation on the land. Labelling a project as development is pre-judgement that is unwarranted until the assessment is finished. There is a subtle bias toward supporting the proposal in some form or another. This would mean that the recommendation against the proposal by the Coalition for a Liveable Sudbury would be rejected outright as bias in favour of the environment.

In their wisdom, the composers of the Ramsey Lake Community Improvement Plan states that 'It shall be City policy to: Designate the undeveloped portion of Arlington Boulevard for park and public use' (Section 3.3.3). The same group advocated that the city purchase the area for public use. Different economic times, political culture and different people were involved but the point made is that it exists as an ecological area that merits careful scrutiny. While the current environment for planning might not allow for purchase, such advocacy in the past is recognition of the importance of this area and underlines the importance of studying the ecosystem of the lake before approval. It may be a decrement depending on what is being proposed. Therefore, I use the term guardedly.

The Keast Street 'development' will take place along one of remaining untouched shorelines on the South Peninsula on Lake Ramsey. My concerns for the proposed 'development' will be listed below and many are linked to the exacerbation of problems already occurring. Several of

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my concerns converge on their effect of storm water drainage into the lake which will put increased pressure on storm management system.

**1. Salt drainage into the lake:** I live on South Bay Road and note that there are currently no measures that are used to avoid salt drainage into the lake. Despite this, South Bay Road is salted at the first dusting of snow. To add roads to a new residential area would increase the salt levels which are already high. My understanding is that salt reduces the amount of available oxygen in the water which, in turn, reduces aquatic life habitat both for plants and at micro-organisms, all of which affects fish species viability and allows for the growth of invasive species. We already have significant numbers of milfoil plants in our bay and now so prolific at our dock that swimming has become less enjoyable. The potential for these consequences to be intensified should be examined by experts before development occurs so that it can be a guide as to the kind of development compatible with minimizing harm to water quality.

**2. Phosphorus Levels:** Soil is a significant source of phosphorus. We on the end of South Bay suffer from excessive storm water run-off from many points surrounding the lake in the sense that we have experienced significant increases in the growth of blue-green algae blooms. I have given samples from my dock for the Ministry of the Environment because the blooms were so prominent. Property owners at this end receive the algae blown by the prevailing northerly winds often from the area of Lakepoint which may come from Bethel Lake. The RLSC has suggested that fuller study of phosphorus sources in the lake be done and Dr. Charles Ramcharan is interested in carrying out such a study.

My fear is that the housing development proposal would increase the potential for greater phosphorus run-off both during and after building. I note from the developer's application that there would be significant in-filling of soil. The environmental assessment buttresses what the developer said with regard to the fact that there is little existing vegetation on the rock outcrops on the top of the high elevations. This would mean that the largely rocky area would allow for run-off from higher elevations with potential contaminants could either burden the water management system or go directly into the lake. Any infilling after blasting for various purposes (e.g., lawns) can add significant amounts of soil to the area on top of the hill where erosion can be a problem. An additional source of soil into the lake can be topsoil that is put into the storm water catchment areas in lots 30-34 (according to the DST report).

**3. Concerning Section 21.5 of the OP that allows for compensatory green space to offset higher density of 23 metres in lot frontages.** The claim in the report of DST consulting engineers is that green space, on the whole, occupies 5.3 hectares (30% of the subdivision). That seems questionable given the number of single and multiple dwellings planned. There are various distinctions that need to be made, in my opinion, when assessing green space. These distinctions relate to the intended uses for the green space and whether and how the public has accessibility to them. Given that the applicant has applied for a smaller lot size in exchange for green space exceeding the 5% minimum, it is especially important to question whether there would be areas of significant size and quality that would be left untouched and accessible to the public.

**a. Definition of green space and questions of public use:**

Clear distinctions need to be made between green space that is available for public use versus green space that is required for water quality management. The proposed walkways between lots 8 and 7 will be a walk in a substantially altered environment, between buildings and fences rather than a natural setting. A more natural walkway would require a larger area that might encompass at least lots 7 and 8. But, I note that the trail is drawn as a narrow pathway right beside the storm water management area which is not necessarily aesthetically pleasing, at least for many years after it is established. Moreover, it is in a currently existing flood plain which will mean that it is not accessible time of ice melts (seemingly occurring more frequently throughout the winter) and during and after periods of rain. It would be best to locate it closer to the perimeter of Block 'A' so that there is greater distance between the walkway and the stormwater management area (a reason to differentiate between storm water management and public space).

There is also a need to clearly distinguish the 'green' space that is in its naturally occurring state and that which is due to landscaping. A case in point is the "landscaped area around the two condos to the west" in the DST reports which constitutes part of the green space allotment. This space would be part of the built environment and, moreover, would be part of the condo development for the primary benefit of condo dwellers.

The beach area designated for public use is very small. I believe it is 100' which is less than my waterfront and it is unimaginable that more than two or three people would be able to use the space at a time and enjoy the setting in its natural beauty. To be meaningful public access, that affords the public a view within a natural setting, this space should be at least tripled, I would think.

**b. Location of the green space on the site:** The offsetting green space can presumably be anywhere on the development site. It would seem to me that there needs to be an assessment of the effect on lake water quality of increasing this density nearer to the shoreline. We will not be further ahead if the public access space is given while water quality suffers and this assessment should take into consideration both effects, during and after development.

The buffer space in the front of the property meets the minimum requirement of 12 feet. As this is one of the last shoreline construction sites on Ramsey Lake, there are opportunities to set a standard for use and oversight of this area that is higher than that which already exists. According to Dr. Peter Beckett, European use of this area accords the public access to the lakeshore buffer zone. Given the higher terrain for lots 16 (approximately beginning at this lot) to 26, the houses may be built at the top of the hill while there could be a public walkway along the lower elevations which constitute the buffer zone. I meant to walk along this area but could not do so before the snowfall; therefore, I could not conduct my own feasibility study.

**c. Accessibility to areas of special interest:** The city maintains a walking path from the end of Arlington St. to the swampy area separating Bethel Lake from Lake Ramsey. I have to note, that for sheer beauty, the view at the highest point of the land near what is proposed as Block E is breath-taking. It is a vantage point for seeing a wide expanse of Ramsey Lake and Bethel Lake as well and is unparalleled along the built shoreline around Lake Ramsey in its height and of the

extensiveness of the view it affords. Perhaps hikers through the conservation area would be able to see spectacular views, but this view should be, in my opinion, accessible by persons who would not be as able to walk the trails in the Conservation area. Ironically, the building and road construction in the area could at least afford greater accessibility by those who are less physically fit but would benefit from some exercise and the views of the lake from that vantage point. This would mean that the area within lots 21 or, minimally, from 24 to 26 could become a public access point.

**d. The availability of green space for the future:** The RL Community Improvement Plan (1994) looked far into the future taking the longer view of 100 years (p. 8) and considering the increased pressure in the present on public access to green space, it is our responsibility to be guardians of the potential for public access on natural areas around the lake. We are almost twenty years into that time period noted in the CIP. I have lived in Sudbury since 1985 and I have witnessed the expansion of the walkway through Bell Park which has become wildly popular, almost crowded. If we look into the future on the pressures brought to bear on availability of green space by the combined effect of the built environments from the two local builders (Dalron and Mr. Eady), we can see lots of additional pressure for public access to the lake that could be satisfied using the area specified in the application.

The need for undisturbed natural habitats for wildlife of all kinds is also an important consideration.

I do not know whether it is still possible, but I would see that re-purchase of some of the land from the applicant might help to provide more public space than can be reasonably asked of a single builder. The envelope of land that follows the shoreline would serve to buffer the shoreline, provide a contiguous natural area for wildlife habitat and for public access for all the persons living in the area.

**e. Does the amount of green space allocated justify the reduction in lot size?** As a result of the above considerations, I am led to conclude that a significant amount of offsetting green space has not been allocated. If you subtract the water management areas and the e the is not give

**4. Need to include water quality assessment.** You bring together documents that routinely form part of the planning department for a new application. I wonder if there is a reporting on the lake as it is the repository of the sum total of the built environmental effects. An overall watershed assessment of the lake quality would provide the necessary data that would indicate whether the lake is already under pressure before any building occurs so that these effects can be properly mitigated and measured.

**5. Inaccuracies and assumptions in the report made by DST consulting engineers:** At one point in the document, some points in the report notes that green space allotment is at the level of 30% but the actual figure is, as it is noted in another section, 27%. That is significant rounding up given the importance of a green space allocation. I would suggest that we differentiate between useable green space and that which is not developed.

Secondly, there is the assumption made that people who live in this area do not have a significant impact on traffic if they work at Laurentian or Algoma. There is no way to measure



whether this would happen so it is a big assumption. Taking the Keast and Twin Lakes development together would result in a 5-fold increase in housing units on Keast/South Bay Road which would lead to a significant change in local traffic.

**6. Density of housing:** This is a key issue to determine. If we weigh the original intention of planners to maintain this area as parkland, it would be incumbent on the city to require low density development. The map that I was kindly provided by Alex Singbush has an inset which shows the peninsula area extending to Lake Point Road. It does not include the new housing development that has taken place between Ramsey Lake Road and Bethel Lake and thus does not reflect the current density of housing in the area. I wonder how the density proposed for the Keast St. area compares to the existing density in the southern peninsula as a whole.

The proposed plan would add 63 individual lots and 70 condo units. Only 26 of the individual lots provide direct access to the lake. At the very least, if lots 12-26 were removed at the north cliff end and lots 56-61 were removed in the south part (in a wetland), there would be more public land available for trails and water access. Also there needs to be a walkway in the area of what is now lot #51 that would encourage walking and biking. Providing for alternative to single-occupant automobile use is an environmentally sound measure. It should give occupants a viable option to bike to work or use the bus.

The footprint for the condos is considerably less than that of individual houses but residents often object because of traffic concerns. I have heard concerns from residents in the area that the condos might become de facto student residences. I do not know if there are by-laws which would govern the buildings or whether landlord-tenant laws could be used to ensure that students be good neighbours. If the condos had fewer units, there might be less impact on tenants and tenants could develop neighbourly relations which would mean that norms of mutual consideration and respect would develop in the spirit of the kinds of neighbourhoods advocated by the late Jane Jacobs. The higher the density, the more impersonal would be the relationships.

**7. Taking a comprehensive view of 'development' in the area:** The effects on the lake should be considered in relation to both the approved application for two new subdivisions, Twin Lakes and Arcadia Terrace should be considered in conjunction with the application under consideration. What would be the total of new dwelling units added to the South Peninsula from the 72 condo units and 63 houses in this application if we consider Twin Lakes and Arcadia Terrace on the other side of Arlington St.? The combined effects of these sub-divisions on both Ramsey Lake and Bethel Lake should be evaluated. For example, the effects of the Twin Lakes and Arcadia Terrace need to be considered together with this proposal when traffic is being considered. I would suggest that reports of the planning department on these two developments be made available at the same time as the report on the Keast Street application is made available.

Developing an adequate evaluation system for "locally significant wetlands" as suggested by Dr. Gunn is an important measure for assessing the combined impact of the housing to be built on the lake and the habitat it provides for flora and fauna. It is important to recognize the effects of the proposed built environment on the ecosystem. Thus, the whippoor-will, an endangered species, is part of our summer experience and is possibly nesting in that area. The Official City Plan (p.98) explicitly points to fish populations as needing protection. The low-lying areas on

this site have been identified as fish spawning grounds and water quality buffering needs to take this into consideration.

**8. Traffic:** I am not able to comment specifically on the traffic report in any detail. I did record the projection of increased volume of traffic in the morning of 95 vehicles and 115 vehicles in the afternoon. These would, presumably, be against the tide of traffic coming and going to the university. I question whether this is a reasonable estimate given that 133 new housing units are proposed and the number of cars per unit would exceed one and could easily exceed the estimated volume of traffic, even without consideration of traffic increases due to Twin Lakes and Arcadia Terrace.

I am concerned, however, that traffic volume would not be given much weight in the application if the city has set its mind to constructing a thoroughfare to the university across land owned by the university. To advocate for an expensive roadway, one that cuts through the heart of unspoiled land without looking at other alternatives seems, again, to accord the wildlife and natural environment no value. There are a range of alternatives that should be explored before this route is considered the only solution. Given that the city has decided to expand Maley Dr. and this is an expensive undertaking, does it make sense to also put pressure on the lake and expand housing in the South Peninsula?

**9. Sewer and water lines:** The applicant has publicly declared that his development would add to lake water quality because of the sewer and water lines that would be constructed. A key question is from where those water and sewer lines will be extended. I have tried to be as informed as possible about this proposal and to learn about water and sewer line extensions as these have the potential to make a difference for whether or not I have a well dug. Currently, I take water from the lake but the extent of occurrence of blue-green algae blooms along my waterfront been worrisome and has led to my consideration of having a well dug.

It is very disconcerting that only people within 400 ft of proposed new building need to be informed especially since it can have a real impact on neighbours just outside those limits. I was recently informed by my plumber that many wells dug on South Bay Road have high levels of manganese. A neighbour near the Keast St. and South Bay intersection has noted that her well has high levels of sodium.

My data gathering so far has not clarified for me where the water and sewer lines would be run. The developer said that the lines will likely run along South Bay Road to Keast St. This will be challenging and expense endeavour considering the rocky terrain. The developer also indicated that the city would be interested in looping the lines to provide for alternative service in the future. If so, sewer and water lines would be led from the Lake Point area. In this case, the sewer and water lines would be laid under the wetland separating Bethel Lake from Ramsey Lake. Since many of the blue-green algae occurrences that end up in South Bay seem to come from the Lake Point area already, the opening up of Bethel Lake water to Ramsey Lake cries out for a study of the water in Bethel Lake before we intensify the pollution in Ramsey Lake.

**10. Participation of Residents in the planning process:** Any new construction may be seen by residents as an incursion since people buy homes in a neighbourhood because they like pre-existing setting as well as the home. Planners are used to this and trained to discount concerns

and consider their resistance because they can see beyond neighbourhoods to the community level. There will be residents who are more directly affected by the process of building roads and housing units. The people who live near the junction of South Bay Road and Keast St. and along Arlington will experience a much larger volume of traffic if this application goes forward. They will be asked to tolerate the movement of heavy equipment and associated noise in their neighbourhood for which they will not be compensated although I think there should be some mechanism for compensation.

**a. The value of input of residents:** The cost-benefit analyses for residents go beyond their immediate interests. The current residents have knowledge about the area from their day-to-day experiences, the historical record passed down by word-of-mouth and observations salient to their own educational background and training. Moreover, they can see what changes take place during different seasons. Such information can point to areas that might warrant examination of the public record or more in-depth research.

**b. Need for a two-step process of public input and greater inclusion in the feedback process:** Finally, I strongly advocate for the nature of public oversight for this project to be a **2-step process** that gives members of the public some time to evaluate the documented expert advice that the City planning department will be giving. I also would ask that notice of access to and availability of the planning document from your department be given to a wider group of people than were notified about the meeting with the developer. Although this may not be required, those people who live all along South Bay Road to the Nickel District Conservation Area at the end of the road stand to be affected by the building of roads and houses in the proposed area in many ways.

**c. The Ramsey Lake Stewardship Committee:** It would be helpful to have the Ramsey Lake Stewardship Committee report be considered as important input along with all the other documents and allow the committee to have official status in the evaluation process.

The health of our lake on which we all depend is at stake and many of us living on South Bay Road depend directly on it for our drinking water. I trust that the planning process will take into consideration the widest possible set of concerns about the effects of the application and respond to them by applying gold standards in interpretation of the CPUD with vision and creativity.

Thank you for your consideration.

Sincerely,

Elaine G. Porter, Ph.D.

City of Greater Sudbury  
City Clerk  
P.O. Box 5000 Station A  
200 Brady Street  
Sudbury ON P3A 5P3

Dec. 14, 2012

Re: Applications to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks (72 units), and to subdivide the subject property into 63 lots and three blocks for residential use.

File Number: 751-6/11-6 & 780-6/11003

To whom it may concern:

A "policy" is defined as a principle or rule to guide decisions and achieve a rational outcome. The policies of the City of Sudbury Official Plan were adopted by City Council on June 14, 2006. The Ministry of Municipal Affairs and Housing in 2007 and Ontario Municipal Board in 2008 approved it. Due process has allowed for several amendments since.

Before Sudbury's Planning Committee, and eventually City Council itself, is an application to rezone a parcel of land in the Bethel Lake Peninsula from Future Development to Low and Medium Density Residential. After close review of this document, and consultation, I believe there are many violations of those policies of the City of Sudbury Official Plan in this proposal.

Ramsey Lake is the jewel of our City. It is the source of our drinking water; it is both a fish and wildlife habitat; its recreational and economic benefits are immeasurable. Protection of this resource is paramount.

Presently the southern and southeastern portions of the proposed development lands are made up of: 1) a flood plain, 2) a stream, 3) two recognized areas of wetland, 4) their surrounding vegetative buffers, 5) who's effluent drains directly into adjacent fish habitats and spawning streams. Construction (? Destruction) of these areas would include: the completion of a stormwater management pond, several houses, a portion of the main sewer line, and the pump station for that sewer line.

Consider the Plan.

"Development and site alteration shall be restricted in or near sensitive water features and sensitive ground water features such that these features and their related hydrologic functions and linkages protected, improved and restored."

"Drinking water is of paramount importance. Provincial legislation requires that source water protection plans be developed for Ontario's watersheds."

Page 78 of the Official Plan

"Severances, *subdivisions*, change in land use, *permanent new buildings* and structures and private sewage disposal systems *will not* be permitted within the Flood Plain, except for the severances for passive non-structural uses associated with roads, drainage, erosion control, utilities, flood protection, agriculture, forestry and outdoor recreation."

Page 107 of the Official Plan

"Final decisions on matters related to the Flood Plain are subject to Nickel District Conservation Authority approval"

Page 107 of the Official Plan

Has this approval been granted?

"Applications for draft plan approval of subdivisions in areas where a subwatershed plan has not been finalized will include a Stormwater Management Report containing site specific details as required by the City."

Page 90 of the Official Plan

When will this report be available?

"Wetlands require protection from incompatible development to protect the important water-related functions they provide. Wetlands filter pollutants and sediments and reduce shoreline erosion, functions which help keep our lakes clean and healthy."

Page 96 of the Official Plan

"Equally important is that the use of the natural wetlands for stormwater quality enhancement is *not* allowed since the introduction of the stormwater may alter the hydrologic regime of chemical/biological composition of the wetland."

Page 4-5 of the SWM Planning & Design Manual

... yet the developer proposes to replace an area of wetland with his stormwater pond.

"In particular, natural vegetative buffers along shorelines and stream banks are to be maintained to protect the fish habitat. Buffer widths as measured from the high water mark will depend upon the characteristics of the buffer, terrain conditions, and the desired buffer function."

Page 98 of the Official Plan

"Adjacent lands are considered to be within 50 meters of any sensitive wetland, and at least 120 meters of a provincially significant wetland. This can be modified if justified by a study."

Page 97 of the Official Plan

Those sensitive areas referred to; that flood plain, those wetlands, the vegetative buffers, the marsh and streams, are but a few acres along the periphery of the proposed 50 acre mega-project. Though small in size, they are of paramount importance in the health and viability of Ramsey Lake. Surely the developer can modify his plan to exclude these delicate lands and protect our valuable resource.

If our Councilors' role is to interpret and enforce the policies of the Official Plan with respect to this application, then their role is simple, rejection of this application as is.

"In areas without a watershed or subwatershed plan, development and site alteration are not permitted in a wetland unless it can be demonstrated that there will be *no* impacts to the quality and quantity of the surface water features that are hydrologically linked to the wetland *and* that losses of significant wetland features and functions will not occur."

Page 97 of the Official Plan

The developer cannot possibly meet this regulation.

Should councilors have the authority and wish to overrule the policies of the Official Plan, they must admit that the implementation of this proposal will result in significant change to the topography, ecology, natural vegetation, and natural drainages of this area. But the developer had agreed to preserve these features in order to qualify for a reduction in lot frontages from the recommended 30 meters to the allowable 23 meters.

"the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:

- a. that public open space be provided beyond what is normally required under the parkland dedication;
- b. *that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;*
- c. that the visual quality of the higher elevations of the area from the lake are preserved and enhanced; and,
- d. that private and public open spaces are linked an integrated such that trail systems could be developed easily.

Pages 242-243 of the Official Plan

It would appear these criteria have *not* been met for frontage reduction, and the development proposal should therefore not be accepted as is.

There are many other problems with this application, but I have chosen to focus on those that directly affect the long-term health of Ramsey Lake. I firmly believe that if the City of Sudbury Official Plan is to have any credibility now and into the future, then this proposal should be rejected.

I would like to thank you for attention in this matter.

Peter Villa  
Resident of Keast Drive

Dear Councillors:

I am amazed by the vociferous reaction of my neighbours relating to Norm Eadie's planned investment in our community.

I attended one meeting of the NIMBY group and was shocked by the selfish, angry, mob like reactions of my neighbours.

I have lived at 1221 Keast Dr (corner of Southbay Rd) for over 33 years. I have welcomed development in swamps and the mountainside over the years.

I am truly pleased by Eadie's development proposal which will bring sewer and water to the area. I am pleased by the plan's acceptance by the planning staff.

Mr Eadie has bent over backwards to provide protection for the surrounding properties and lakes.

I hope that the politicians will approve this development which will provide additional revenue for the city and additional services for the area.

I would be pleased to attend a planning board or a council meeting to support this project.

Yours sincerely,

Paul Marleau



## **Coalition for a Liveable Sudbury**

### **Summary of concerns brought forward for the February 11, 2013 Public Hearing**

**Re:** Applications to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks, and to subdivide the subject property into 63 lots and three blocks for residential use.

**File Number:** 751-6/11-6 & 780-6/11003

**Recommendation:** Deny application

**Basis:** Serious concerns regarding impacts on water quality in Ramsey Lake, other significant environmental concerns, inconsistency with guiding policies, significant concerns raised by city departments and other agencies, and cumulative impacts.

Ramsey Lake is a drinking water source for approximately 60,000 residents, or 40% of the population of Greater Sudbury. It is also treasured for its beauty and recreational value, being the key feature of Bell Park, Moonlight Beach, the Canoe Club, and Camp Sudaca, to name a few. There are growing concerns with lake water quality, and beach closures due to e-coli and blue-green algae have sadly become common place.

The proposed development will further impact water quality in Ramsey Lake.

This development would add salt, phosphorus and other contaminants directly to the lake in stormwater run-off, further aggravated by removal of existing vegetation, and addition of fill. Serious concerns have been raised about the proposals for sewage service and stormwater management for this application, both of which have important implications for lake water quality.

This application should also be viewed in light of cumulative impacts of further new development in the Ramsey Lake watershed (596 draft approved lots in the Ramsey Lake subwatershed, an additional 763 units recently approved, 192 lots under appeal at the OMB) and in this area in particular (Twin Lakes, 72 lots draft approved). No watershed study has been completed, which means the information required to properly assess the impact of this development, and the cumulative impact of other new developments in this watershed is not available.

Here is a summary of some of the key problems with this application, evident from the staff report:

<b>This site is within the Ramsey Lake Policy Area, Section 21.5 of the Official Plan. This application does not conform to these policies.</b>		
Municipal sewer and water is required for any new development	There is no municipal water and sewer service on this site.	No acceptable servicing option is proposed. According to the comments by Development Engineering, the proposed sewage lift station is located in a floodplain
Lots must have a minimum frontage of 30m	Proposed lots have a frontage of 23m	Required frontage can be reduced through a successful CPUD – this application does not meet the requirements of a CPUD
<b>The applicant proposes a CPUD for reduced frontage and condo developments. This application does not meet general CPUD requirement, or the additional CPUD requirements under Section 21.5</b>		
Must provide significant public amenities	No significant public amenities are added	
Must provide public open space beyond the required 5% parkland allocation	From the site plan, parkland <b>and</b> stormwater management areas together account for 9%. More than half of this area appears to be taken up by stormwater management. Much of this area is on a floodplain (inaccessible for part of the year), or on a steep slope with no frontage, neither of which can be considered accessible open space.	The proposed development does not provide additional open space, and arguably may not meet the basic requirement of 5% <b>usable</b> parkland.
Preserves the view of the lake from high points	High points are occupied by private lots	The view is not preserved
Preservation of unique environmental features, natural vegetation, and topography. Sensitive to terrain and microecology of area, including natural drainage.	Lots 21-26, and the condo on Block 'E' contain a significant geological feature: the Creighton Fault. Lots 12-26 are on a steep slope leading directly down to Ramsey Lake. Block 'A' stormwater management occurs on a wetland and floodplain.	Development of these lots (33/72 proposed units) cannot be done without severely altering and damaging these unique environmental features, and the topography of the site. The proposed development would also remove the majority of existing natural

	Lots 56-61 contain a significant natural stream. The site is forested.	vegetation. Clearly, this application does not preserve unique environmental features and topography, as required.
Complements the natural character	The proposed site plan does not maintain the existing topography and natural features	
Must be accompanied by a application for a condominium application	No condominium application is referenced	
The design and construction techniques used for development on slopes and higher elevations shall have regard for natural terrain by minimizing the need for blasting and rock removal or the use of rock walls to stabilize the slope of a site	The condition is not met.	Extensive blasting would be required for any provision of sewer and water, new road development, and lot development. Lots 12-26 are on an extreme slope that would require extensive cut and fill to allow construction.
The public and private open space elements shall be linked	This condition is not met	
<b>Failure to meet environmental policies, and other significant environmental concerns</b>		
Fish habitat along shoreline	Fish habitat is anticipated to be negatively impacted by run-off and increased water temperature.	
Species at Risk	According to Environmental Planning Initiatives, the occurrence of Blanding's and Whippoorwills would need to be determined by field studies <b>during the appropriate season</b>	According to the staff report, an EIS is currently being undertaken. <b>This is not the correct season for field studies of either of these species at risk.</b>
Wetlands	In the absence of a watershed study, the proponent must demonstrate no significant loss of wetland features and functions.	This requirement cannot be met by the application. A stormwater pond is proposed in one wetland. Drainage comments that the stormwater facility area would require <b>substantial filling</b> to met MOE standards.

Other significant concerns from city departments and other agencies		
NDCA	Has not received a complete Section 28 application, which is required. This application cannot be accessed without this information.	A portion of this property is floodplain.
Drainage	Stormwater pond should not be on a floodplain	Lots 58-61 should be withheld from development – will flood
Roads and Transportation	Concerns on impact of a development of this size on the road network in this area	Will impact the perceived need and timing for the LU link, which has been rejected by the community, NDCA, and Health Unit, and which will impact the health of Ramsey Lake

Summary regarding impacts on water quality in Ramsey Lake

<b>This application does not meet any of the requirements for protecting lake water quality in Ramsey Lake</b>	
Municipal Sewage and Water	No acceptable plan for provision of sewer service. Proposed sewage lift station is in floodplain.
Stormwater management	No acceptable plan for stormwater management. Proposed stormwater management pond is in a floodplain and wetland.
Ramsey Lake Policy Area	Does not comply to Official Plan policies for the Ramsey Lake Policy Area. Does not meet CPUD requirements, including preservation of natural features and vegetation which would buffer lake.
Fish habitat	Known fish habitat along shoreline will be impacted.

Contact:  
Naomi Grant  
(Chair, Coalition for a Liveable Sudbury)  
grant\_naomi@hotmail.com  
705-673-1874  
78 Roxborough Drive  
Sudbury P3E 1J7

RECEIVED

NOV 26 2012

780-6111003

751-6111-6

City of Greater Sudbury PLANNING SERVICES

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

ET  
AS ✓

Re: South Bay Road/Keast Road development

We have made note of all the requirements that must be fulfilled by the developer in order to comply with the requirements of the Official Plan for the city. I have also made note of the suggestions regarding the impact on traffic flow should this development proceed.

Our comments are limited to the traffic flow issue.

1. We would agree with the need for an additional turning lane at Ramsey Lake Road and Paris Street.
2. We would also make the plea for either four-laning Ramsey Lake Road to the university or, at least having three lanes with two lanes dedicated to incoming traffic flow to the university in the morning and two lanes for outgoing traffic in the afternoons. This could be done by overhead directional arrows.
3. We also agree that there should be an extra left-turning lane off University Road onto Ramsey Lake Road.
4. We further agree with having lights at the corner of Ramsey Lake Road and South Bay Road. The sight lines exiting South Bay Road onto Ramsey Lake Road currently make it difficult to see Ramsey Lake Road traffic coming from Kirkwood Drive or heading up to Kirkwood when one is stopped at South Bay Road and Ramsey Lake Road with the intention of turning left onto Ramsey Lake Road. Any additional traffic flow would simply compound this problem.
5. The dedicated bicycle/pedestrian path along Ramsey Lake Road has been a great success. Consideration should be given to continuing this along South Bay Road in light of the number of Laurentian students that use South Bay Road for walking, running and cross-country ski training. At present, they pose a hazard to themselves and drivers since the shoulders of South Bay Road are extremely narrow. Any additional traffic would compound the risk.

*The foregoing are really issues for the city to tackle independently of the Keast Road development in order to address the current twice a day bottleneck and to plan for future development at the university and, indeed, in this whole area (especially if there is continued pressure to have an alternative access road to the university area from Regent Street). However, while this is not a primary concern for the developer it should be a longer-range concern for the city.*

6. Our major concern with the increased traffic flow on South Bay Road is with the hill that is directly in front of our property at 1390 South Bay Road and the properties on either side of us. Cars coming up the hill from the low area at Arlington crest that hill and are upon us very quickly as we exit our driveways. Any significant increase in traffic is going to compound this visual hazard, especially in winter. Consideration should be given to reducing the height of the crown of this road in order to improve the sight line.

While not particularly opposed to the Keast Road development, we do feel that some constraints must be imposed and conditions must be met before this is approved.

Respectfully submitted

(Dr.)Robin and Mrs. Barbara Bolton

1390 South Bay Road

P3E 6H6

Least



Coalition for a  
**Liveable**  
Sudbury

Making connections. Working toward sustainability.

November 21, 2012

City of Greater Sudbury  
City Clerk  
P.O. Box 5000 Station A  
200 Brady Street  
Sudbury ON P3A 5P3

Re: Applications to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-3", Low Density Residential One and "R3", Medium Density Residential in order to permit the development of 63 lot residential subdivision and three multi-family blocks, and to subdivide the subject property into 63 lots and three blocks for residential use.  
File Number: 751-6/11-6 & 780-6/11003

**Written submission from Coalition for a Liveable Sudbury**

**The Coalition for a Liveable Sudbury (CLS) respectfully recommends that this application be denied at this time due to significant environmental and other concerns.**

**A Ramsey Lake subwatershed study is required to make an informed decision on any development application for this site.**

The impact of the proposed development on Ramsey Lake must be properly quantified and addressed. This can only be done through a watershed study. This proposed development is one of a number of new and large developments occurring or expected to occur in the Ramsey Lake watershed. Ramsey Lake is a primary drinking water source and central recreational lake that is already showing stress (e.g. salt and phosphorus levels are already high, and popular beaches have been closed due to e-coli and blue-green algae). Low impact development standards are a must for any future development of this site.

**Site conditions will contribute to negative impacts to Lake Ramsey**

Development where there are steep, rocky shorelines, and shallow soil, lead to problems such as: increased erosion, increased sedimentation along shorelines, increased phosphorus loading in the lake resulting in problems such as blue-green algae blooms, and increased runoff from impervious surfaces leading to erosion and increases in lake water temperature. These conditions also aggravate the impacts of removing vegetation, and make it very difficult to mitigate impacts such as erosion, siltation, and phosphorus

loading. Lots 12-26 are of special concern, being on a steep, rocky slope down to Ramsey Lake. These lots should not be developed. The proposed road would also add to salt run-off to the lake.

#### **Identified green space**

The Green space Advisory Panel has identified the northern portion of this site as private green space opportunity 10-69. Green space attributes include features of geological interest (Keast fault zone), shoreline, natural value (protective of lake water quality), and connectivity between Bethel Lake and Ramsey Lake. These green space values should be maintained as much as possible.

#### **Larger impacts**

Developing this site, in addition to other new developments, will add to traffic pressure to Ramsey Lake Road. One proposal to alleviate traffic on this road is the "LU Parkway". This proposed road has been rejected by Laurentian University and the wider community, including the NDCA and the Sudbury District Health Unit, due to its negative environmental impacts and the loss of one of the city's most valued green spaces. In considering this application, and others in this area, thought should be given to the big picture of available infrastructure, and what is in the best interest for the community.

#### **Community outreach**

Efforts should be made to include feedback from the Ramsey Lake Stewardship Committee and the Green Space Advisory Panel.

#### **Request for Notice**

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Naomi Grant, Chair  
Coalition for a Liveable Sudbury  
78 Roxborough Drive  
Sudbury, Ontario  
P3E 1J7



751-6111-6  
780-611003

Dear Mr. Taylor,

I wish to express some concerns regarding the proposed development off of Keast Drive in Sudbury.

While I have many concerns, I will mention only a few.

First, all residents of South Bay Road, Arlington and Keast Drive deserve to be notified of any proposed development, and this has not happened. These are the people who would be most affected by the proposed development, and who have already invested significantly in the area.

The environmental impact of such a development can only be negative. Ramsey Lake, a major source of the city water supply, is already under extreme pressure. Problems including the choking effect of milfoil and frequent pollution by blue-green algae are apparently not being addressed by the city now, and notwithstanding bureaucratic conflicts of responsibility, need to be tackled aggressively to prevent further degradation of an important city resource. Run-off from summer gardening or winter road clearing will certainly increase the lake fragility. We don't want to have a 'dead lake' in the middle of our city, and that is the direction we are heading, even without new development.

The infrastructure impact of such a development runs beyond the basics of sewer and water. What impact will this development have on things like public transit, schools and school bus routes? These are also costs that need to be included in any consideration of development, and they represent additional costs to an already overburdened taxpayer.

Once this area is developed, we can never return it to its natural state. This represents a major loss to the city, its residents, the university, even the people who live at St. Joseph's Villa and the Hospice. If we are short of housing, I am sure there are areas in our city which would benefit from renewal. This area should be left in its natural state.

Yours truly,

S. J. Lane

2196 South Bay Road

Sudbury, ON P3E 6H7

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**Alex Singbush - serious concerns about development off Keast St.**

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**From:** Elaine Porter  
**To:** <eric.taylor@greatersudbury.ca>  
**Date:** 8/30/2012 5:32 PM  
**Subject:** serious concerns about development off Keast St.

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Dear Mr. Taylor,

I have serious reservations about the merits of bringing sewer and water services to the proposed development off Keast St. While it may be more expedient to extend these services underneath the swamp in Bethel Lake, in the longer run, this may cause significant contamination of the lake. I live on South Bay which is the recipient of wave action from the northerly direction and thus, my dock area is at the mercy of any phosphorus that is likely to be released into the lake both as a result of the initial construction and any damage due to problems with the pipes in the future. We already experiencing invasions of blue-green algae which is a serious threat as my family and I also use lake water as our water source.

I would like the city to map out all alternatives to the proposed construction under Bethel Lake which would take into consideration present and future outcomes keeping in mind the dependence of many existing inhabitants around the lake on lake water quality, not to mention the city itself.

Thank you.

Elaine

Dr. Elaine Porter Dept. of Sociology Laurentian University Sudbury, ON P3E 2C6

**Alex Singbush - against development of subdivision off KEAST drive**

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**From:** "Cosmic Vinyl"  
**To:** <eric.taylor@greatersudbury.ca>  
**Date:** 8/22/2012 12:30 PM  
**Subject:** against development of subdivision off KEAST drive  
**CC:** <frances.caldarelli@greatersudbury.ca>, "Dutrisac Evelyn" <Evelyn.Dutrisac@city.greatersudbury.on.ca>

---

Dear Eric,

I was recently made aware that an permit application is on your desk for a proposed subdivision of 63 lots of off Keast Drive.

First of all, I think further development around Ramsey Lake, given that it is a major source of the cities drinking water, is a critical mistake. Residential properties are a source of unwanted runoff into the lake, and destroy habitat for flora and fauna that keeps the lake healthy.

In addition, I'm aware that the proposal suggests extending city services from Merrygale Drive through the marsh that separates Bethel Lake and Ramsey Lake. That marsh is an important and necessary wetland for Ramsey Lake- keeping phosphorus in Bethel Lake from getting into Ramsey.

This is a serious threat to the health of our city. I encourage you to reject this proposal. There is plenty of brown-land area in our city ripe for development- as well as vacant downtown lots. Developers should be encouraged to look at what's best for their community as a whole.

Mark Browning

Cosmic Dave's Vinyl Emporium, Cosmic Dave's Guitar Emporium  
595 Kathleen Street, 420 Elgin Street

**Alex Singbush - Proposed development on Keast Drive**

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**From:** "Norman Cheadle" <  
**To:** <eric.taylor@greatersudbury.ca>  
**Date:** 8/20/2012 6:35 PM  
**Subject:** Proposed development on Keast Drive

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Dear Eric Taylor,

I understand that a developer has proposed a new housing subdivision of 63 lots off Keast Drive. In order to service the proposed development, the developer would like to link up to existing sewer services on Merrygale Drive and extend the requisite infrastructure through the marshland between Bethel Lake and Ramsey Lake. This would threaten the already very stressed ecosystem of Ramsey Lake, and for this reason it should not be condoned. Ramsey Lake is too valuable a resource to allow risking its survival by favouring development schemes designed for the short-term benefit of the few.

Please do not give in to pressure from developers to put our lake at risk.

Respectfully yours,  
Norman Cheadle  
462 Winchester Drive