

Appendix 1

Departmental & Agency Comments

File: 751-5/20-03

RE: Application for Rezoning – Richard Belanger
Part of PIN 73347-0745, Part of Parcel 30246 S.W.S., Part of Part 1, Plan 53R-11563 in
Lot 7, Concession 2, Township of Rayside (800 Notre Dame Street West, Azilda)

Development Engineering

This location is presently serviced with municipal water and sanitary sewer.

Infrastructure Capital Planning Services

No comments.

Building Services

A search of our records indicated that there is a building permit which is not completed. The owner shall contact Building Services to discuss outstanding items (Permit # B02-1492).

Conservation Sudbury:

Site Characteristics:

The subject parcel contains a municipal drain that bisects from the southwest to the northeast. As such, a portion of the parcel is regulated by Ontario Regulation 156/06.

Delegated Responsibility and Statutory Comments:

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 156/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board-approved policies.

Policy 3.1.1b) of the PPS states that “Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.” Development is defined as “the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.” The proposed rezoning is outside of hazard lands.

The applicant is advised that any works in an area regulated by Ontario Regulation 156/06 requires permission from Conservation Sudbury by way of a permit pursuant to Section 28 of the Conservation Authorities Act. ‘Works’ include, but are not limited to, placement or removal of fill, grading, and the erection of a building or structure. Approval is not guaranteed.

Recommendation:

Conservation Sudbury does not object to proposed zoning by-law amendment 751-5/20-3 as the proposed development is outside of hazard lands.