

Appendix 1

Departmental & Agency Comments

File: 701-7/20-2

RE: Application for Rezoning – Roy Gareau
PIN 73498-0267, Parcel 28779 S.E.S., in Lot 7, Concession 4, Township of Blezard
(2099 Highway 69 North, Val Caron)

Development Engineering

Municipal water is available in the road allowance. There is no sanitary sewer. Further comments will be provided at the severance application stage.

Infrastructure Capital Planning Services

Municipal Road 80 is designated as a Primary Arterial Roadway. In accordance with the policies of the Official Plan, access to this type of roadway is to be "strictly regulated and kept to a minimum."

As a condition of approval, the applicant will only be allowed an existing shared driveway with the house at 2099 Highway 69 North for access to and from the property.

Building Services

No objections.

Conservation Sudbury

Site Characteristics:

The subject parcel is partially developed with two single detached dwellings. The remainder of the parcel is generally treed. The parcel contains wetlands in the northern portions of the parcel (see attached map). As such, portions of the parcel are 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.

The applicant should be aware that any development in an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the Conservation Authorities Act. Development includes, but is not limited to, the erection of a building or structure, the placement of removal of fill, or alterations to a stream.

Recommendation:

Conservation Sudbury does not object to the Official Plan Amendment. Please note that this does not confer approval for any future Planning Act applications, including consent. Additionally, the applicant should be aware that any development in an area regulated by Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the Conservation Authorities Act. Development includes, but is not limited to, the erection of a building or structure, the placement of removal of fill, or alterations to a stream.

Environmental Planning Initiatives

The subject lands are defined as follows: PINs 73498-0267, Parcels 28779 S.E.S., in Lot 4, Concession 7, Township of Blezard (2099 Highway 69 North, Val Caron).

The report dated July 23, 2018, from Tulloch Environmental adequately determines that the Eastern Whip-poor-will and its habitat and Blanding's Turtle habitat occur on the subject lands.

Based on surveys undertaken in spring 2018, Category 2 Eastern Whip-poor-will habitat is assumed to occur on the subject lands, mostly on the proposed parcel to be severed. In addition, Category 2 Blanding's Turtle habitat is assumed to occur on the subject lands, mostly on the parcel to be retained. For both species, Category 2 habitat is considered to have a moderate level of tolerance to alteration according to the Province of Ontario's General Habitat Description for the species. A building site on the parcel to be severed and located adjacent to Highway 69 North would be large enough to accommodate a single family dwelling, garage, driveway, and septic system and lie outside of Category 2 habitat for either species.

Category 3 habitat for both species is assumed to occupy the remainder of the subject lands. Category 3 habitat is considered to have a high level of tolerance to alteration. Category 3 Eastern Whip-poor-will habitat supports various life processes, primarily feeding and Category 3 Blanding's Turtle habitat provides essential movement corridors of up to 500 m between wetlands. Lands that are generally suitable to support the Eastern Whip-poor-will and Blanding's Turtle are extensive around the subject lands.

A letter of opinion dated May 14, 2020, prepared by Tulloch Environmental, concludes that "it appears reasonable and feasible that a lot severance, rezoning and presumed future single-family dwelling could be undertaken at the Subject Property in a manner that is compliant with the Endangered Species Act." As such, the requirements set out in Policy 9.2.2.2 and Policy 9.2.2.3 of the City of Greater Sudbury Official Plan have been met.

The following paragraph should be included in the staff report prepared for Council regarding this application:

"The owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not result in a contravention of the Endangered Species Act."

Ministry of Energy, Northern Development and Mines (ENDM)

Thank you for the opportunity to provide comments to the Official Plan Amendment application at 2099 Municipal Road 80 in Blezard Township. The intent of the application is to rezone the subject lot from "Mining/Mineral Reserve" to "Rural" in order to permit the severance of a 3.64 ha lot from a 6.2 ha privately owned lot.

The Ministry of Energy, Northern Development and Mines (ENDM) checked this property for mining land tenure, geology, mineral deposits, mineral and aggregate potential, abandoned mine sites and natural geological hazards, with the following results:

- There are no active mining claims on or within 1000m of the property, as the land in this area is patented.
- This property is within the Upper Zone of the Sudbury Igneous Complex (SIC). The nickel-copper mineralization is at the SIC- Huronian Supergroup (2.2 Ga to 2450 Ma) contact which may be accessed by mineshaft from within the Lower Zone of the SIC, or is in SIC-related rocks in the footwall, Huronian Supergroup (MRD 126-Rev 1, 1:250,000 scale Bedrock Geology of Ontario, OGS, 2011).
- There are currently no producing mines in the township. Past producing mines are all related to the Lower SIC contact or in the footwall.
- There are no Mineral Deposit Inventory (MDI) sites on or within 1000m of the property. The only Mineral Deposit Inventory record near the review area is a gravel pit, that is designated Discretionary. The nearest gold occurrence (Papineau Occurrence) is 3 km to the northwest and there is a lead, zinc, copper occurrence 2 km to the north.
- There are no known and recorded abandoned mine hazards on or within 1000m of the property.
- The Metallic Mineral Potential Estimation Tool (MMPET) is a broad scale geographic tool used for the estimation of metallic mineral potential. The MMPET score for this property is a maximum 100 out of 100, which is very high, as the property is within the SIC, which hosts numerous ore bodies. However, from a Sudbury Nickel – Copper Deposit standpoint, using the common metrics of the deposit type and model, the specific area in question is likely to have a lower potential. Additionally, only one MDI gold occurrence (Papineau Occurrence) appears within the SIC, and although there are others within the Whitewater Group in the basin proper, gold in the SIC is unlikely to be significant.

Maps of bedrock geology, Mineral Deposit Inventory and Abandoned Mines Information System records are available for viewing or free download through the OGSEarth portal using the following link: <http://www.mndm.gov.on.ca/en/mines-andminerals/applications/ogsearth>.