

**1916596 Ontario Ltd. – Preliminary Planning Report - Application for rezoning to permit a recreation and community centre in the form of a public arena and place of amusement in the form of a casino, Kingsway, Sudbury**

**Comments received between January 12, 2018 @ 9 a.m. and January 19, 2018 @ 4:00 p.m.**

**clerks - Fwd: Re: Questions Regarding Complete Application 751-6/17-27 - Proposed Zoning Amendment to Permit an Arena/Events Centre on the Kingsway**

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**From:** Alex Singbush  
**To:** clerks  
**Date:** 1/18/2018 1:11 PM  
**Subject:** Fwd: Re: Questions Regarding Complete Application 751-6/17-27 - Proposed Zoning Amendment to Permit an Arena/Events Centre on the Kingsway  
**Cc:** Beth Autio

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Public comment with respect to rezoning application 751-6/17-27

>>> Steve May > 1/18/2018 12:39 PM >>>

Mr. Singbush, thank you again for providing me with this information. I've had a chance to look a little more closely at your response with regards to the December 14, 2017 date that the City determined the applications to be complete. You've indicated that the December 14th date was the one used because that is when the City received an electronic copy of the Traffic Impact Study.

I'm a little confused by this, and perhaps you can straighten me out. The Traffic Impact Study from Dillon Consulting indicates that the "report was prepared for Cumulus Architects Inc. and the City of Greater Sudbury for the Kingsway Entertainment District Integrated Site Plan, and is intended for use by each of the stakeholders the City of Greater Sudbury, Gateway Casinos and Entertainment LTD and 1777223 Ontario Limited for the purpose of supporting material required for zoning applications related to the lands referenced herein." (Page 2 of the Report) and that Dillon Consulting Ltd. was "retained by the City of Greater Sudbury to undertake a traffic impact study for a proposed multi-function sports and entertainment complex on the north side of the Kingsway..."

As Dillon was retained by the City to prepare this report, it is unclear to me why the City determined applications filed by 1916596 Ontario Ltd. to be complete upon submission of the traffic impact study. Further, the report identifies that it was prepared for three "stakeholders", none of whom are the applicant. While I appreciate that the report's subject matter pertains to the applications filed by 1916596 Ontario Ltd., the report appears to be a municipal report (City of Greater Sudbury is an identified "stakeholder") - not a submission from the applicant.

Further, the report identifies that it was prepared as part of the Integrated Site Plan process. If that is so, surely the City, who retained Dillon Consultants, had already been in receipt of a copy of the traffic impact study in some form prior to the Integrated Site Plan matter going to Council in November, 2017.

Even if the City did not have a copy of this report available prior to the Integrated Site Plan matter going to council in November, 2017, that the consultants who produced this report did so on the City's retainer for three stakeholders - none of whom are the applicant - leaves me confused with regards to your answer pertaining to the receipt of an electronic copy of the

**From:** Rita Guillemette  
**To:** <clerks@greatersudbury.ca>  
**Date:** 1/15/2018 6:27 PM  
**Subject:** Rezoning for arena and casino

I wish to say that my husband and I are for the arena and casino on the Kingsway, therefore the land rezoning

>>> John Lindsay  
Hi Alex:

1/12/2018 5:49 PM >>>

I did phone you with some questions and my return phone number, but if you would like to answer by e-mail that would be o.k.

1. Will oral presentations be permitted at the meeting besides written submissions.
2. In presentations does mention need to be made of appeal "routes" - OMB and/or LPAP
3. Would considerations of salt loading to the watershed be a factor for consideration as both applications would mean provision for considerable parking areas which if (as we have been told) the property is within (in whole or part) in the Ramsey Lake Watershed which is of particular concern to several local environment groups. Some background info attached -you may note that the document on Lake Simcoe expresses concerns about levels that are half of what already exists in Lake Ramsey - this is indeed "the elephant in the room" as there are no storm water treatment measures to remove salt from the watershed and subsequently to Lake Ramsey and also no cost or environmentally effective alternatives.

Thanks

John

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Good afternoon

I am Sheila Lafleur ward # 4 and I approve the new arena/event centre & Casino. This is a wonderful opportunity for the City of Greater Sudbury , we need new growth and jobs. This project will be a benefit for everyone.

Thank you

As a citizen and taxpayer of Sudbury I wish to voice my concerns with the rezoning of the area on the Kingsway in which there are plans to construct an arena, casino and possibly a motorpark. I am a resident of the Minnow Lake area and live near the Kingsway. The noise level that we presently experience from Kingsway traffic and the ongoing construction of several years behind Third Ave has greatly impacted our outdoor enjoyment. The proposed attractions will increase the traffic on the Kingsway, which will increase the noise level which is already excessive. A proposed raceway would be unfair to the residents who live nearby. If the arena and casino are allowed to proceed then i would expect the city to consider a noise barrier along the Kingsway from the area near the Falconbridge/Second Ave intersection extending beyond the arena site so that residents may be spared the additional noise. The current speed limit of 80 kph should be reduced to 60 kph in keeping with speed limits presently set within city limits. Light pollution should also be a consideration. Given the large parking areas that will be required, will the lighting affect homeowners in the near vicinity? Please keep in mind these concerns for the residents of Minnow Lake, who will be impacted by this project should the rezoning application be approved.

Thank you, Marian Chartrand.

Regarding the application for rezoning to build  
the ARENA and CASINO on the Kingsway.

I WANT TO GO ON THE RECORD AS BEING  
  
**ABSOLUTELY 100% IN FAVOUR**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** louise  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 1/13/2018 8:03 AM  
**Subject:** True North entertainment Center

I was a great advocate to having the new arena be built has part of this True North event Center for many reasons. One of them was for better parking access and also hopefully that the new arena would have a better sound quality when we go see bands come to Sudbury and hopefully attract some bigger names like Keith Urban or Rascal Flatts, etc..

I was really hoping that Zulich was thinking more on family entertainment when building this huge event Center like an indoor midway or watermark like indoor mini putt like indoor go-cart. This is what you call true north family events.

I'm disappointed that thinking of attaching a casino which we already have one in the district of greater sudbury would be a good decision.

I hope there is some serious thinking of combining children sport activities in the same building has a adult entertainment that can become a huge addiction.

We are all hoping for the best results.

Thank you.

Concerned citizen and parent and grandparent.



EMAIL YOUR SUPPORT FOR CASINO TO CITY CLERK

Support TNS & Casino. Copy & email below to [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca):

Subject: I SUPPORT LOCATING ARENA & CASINO AT TNS

To the True North Strong (Kingsway Entertainment District) Planning Committee. I very much support Greater Sudbury and Gateway Casino's application for rezoning the lands located on the north side of the Kingsway, northwest of Levesque Street in Sudbury to permit a recreation and community centre in the form of a public arena on approx. 11.96 hectares of land and a place of amusement in the form of a casino on approximately 6.96 hectares of land.

I do not support an arena being built on the Kingsway. What's wrong with the arena? Can it be repaired and therefore save a ton of money?

Sudbury does not need/want a casino. The bad effects/repercussions outweigh the good.

.And what's wrong with the main library?

Sudbury roads are terrible and how many watermain breaks are reported everyday.

The Grace Hartman amphitheatre needs a roof. Finish one project before moving to others.

Colleen



We're originally from Sudbury, currently living in Marathon On, we drive down to the Sault 4-5 times a year to go Sault Michigan at different Casino's because of what they offer, Kewadin offers rooms and shows, Bay Mills Casino has a golf course right across the road and drinks are free while you play.

I have 2 kids living in Sudbury and do go down as often as we can, we stop in the Sault US because they also have room promo's, the only reason i don't go to Casino in Sudbury is there are no tables to play, just slots.

The last time i went to Bay Mills in December i sat at a table with 4 ladies from Sudbury who are regular players, so regular that a dealer on his day off came to visit them, lots of people from Sudbury and surrounding area go down to play on the American side and leave their money there, not in Sudbury (bus loads)

These Casino's offer buffet and have bars, Canadian Casino are very strict with drinking which deters some people

I know that we would definitely go down to see shows, watch the Wolves, rent a room, take in restaurants, shop and golf, i believe this will only help Sudbury economy, hope this is a go

Denis Bilodeau  
Marathon Ont.

As past chair of the New Sudbury Community Action Network Ward 12 (NSCAN12) I would like to add to the approval 11.96 acres rezoning request by Gateway Casinos and Entertainment Ltd to permit a new public arena.

During the NSCAN12 meetings the consensus of residents was they wanted the arena/entertainment centre on the Kingsway.

The New Sudbury area is lacking these amenities and I also personally would like to see this happen.

Regards,

Arthemise Camirand-Peterson

NSCAN12 Past Chair

New Sudbury Historical Society President

Sent from Outlook To the True North Strong (Kingsway Entertainment District) Planning Committee. I very much support Greater Sudbury and Gateway Casino's application for rezoning the lands located on the north side of the Kingsway, northwest of Levesque Street in Sudbury to permit a recreation and community centre in the form of a public arena on approx. 11.96 hectares of land and a place of amusement in the form of a casino on approximately 6.96 hectares of land.

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Thank you  
Madeleine Regimbal

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Thank you.

Michel Gendron

[REDACTED]

[REDACTED]

[REDACTED]

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*Carole David*



**From:** Ashley Malley  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 1/10/2018 10:16 AM  
**Subject:** I SUPPORT LOCATING ARENA & CASINO AT TNS

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Kindest regards,

Ashley Malley  
Sudbury Area Resident

**From:** Linda  
**To:** <clerks@greatersudbury.ca>  
**Date:** 1/15/2018 4:21 PM  
**Subject:** Kingsway expansion

I want to see this proposal built. We need this to improve our city.

My husband and I and other people in our family all think the Kingsway area is perfect for all these centres. It is still a little on the outskirts of mid city but still convenient for all shopping areas. It is about time Sudbury will attract tourists from all over and have something for all ages. Sudbury needs to get in with the modern times and make our city known for all its beautiful entertaining sites. As far as the Casino, it is good to have in town because it is not up to councillors of the city to decide if the sudburians should play or go to Casino. We are all adults and do not need supervision. As far as addictions there are people trained to help with that kind of thing. And we hate it that it will not be downtown because Sudbury needs to clean out all homeless people and addicted overwhelming the downtown by begging the public everywhere we go for money so can you imagine if you would have the new arena casino and entertainment center there trust me you would lose a lot of business because of these issues. So absolutely good idea and investment on the Kingsway for anything of that kind plus lots of parking which is another terrible issue with the downtown. □

To the True North Strong (Kingsway Entertainment District) Planning Committee. I very much support Greater Sudbury and Gateway Casino's application for rezoning the lands located on the north side of the Kingsway, northwest of Levesque Street in Sudbury to permit a recreation and community centre in the form of a public arena on approx. 11.96 hectares of land and a place of amusement in the form of a casino on approximately 6.96 hectares of land.

To whom it may concern:

Although I am not opposed to the building of a new arena, or a casino in the city, I am opposed to the location on the Kingsway for a number of reasons, which I will list below:

- 1) Presently the Kingsway is really the only way for residents to get to New Sudbury. Yes there is the bypass heading out towards Coniston, but really who uses that to get to New Sudbury? Very few people, as can be attested to by what the Kingsway looks like every day between the hours of 4 – 6 p.m., and in the morning between the hours of 7:30 – 8:30 a.m. The City lacks an alternate route out to New Sudbury and back for residents, and with Costco, and other big box stores all in the same location, the problem of traffic on the Kingsway has intensified to the point of ridiculousness. Now had some of those big box stores been located, say, in the South End, or downtown, etc. etc., it would have spread out the traffic in a more even flow around the city. Our roads cannot manage the traffic of the city as it is, why make things worse, but I digress from the point at hand. The Kingsway cannot manage that kind of traffic increase.
- 2) The downtown core has been dying since the demise of Eaton's, low these many years. It could use ANYTHING at all to improve what it looks like, and foot traffic etc. I remember well when the downtown core was vital, and looked great! Now, .... well, poor businessmen and women who are trying to run a business! Please let's go, put some life into downtown so local business owners can profit by the extra dollars that an arena and casino will bring to them. Build a beautiful hotel nearby, where visitors can stay, and see what Sudbury has to offer besides big box stores, that exist everywhere now, so no big thrill there. People from the Sault and North Bay already know where Costco etc are located, they will find it from downtown. Let's show them what else we have to offer!
- 3) Beside the dump? Really?  
Of all the beautiful spots in this City, we really want our visitors to come and stay beside the dump? Nice way to show off the City! No place to walk to, just drive to those big box stores! Holy Cow!
- 4) And no malice intended, very nice of Mr. Zulich to do what he is doing for the City, but, hmmm, I keep getting this niggling feeling that this is a conflict of interest. Somewhere, somehow, it just doesn't feel right.

To make a long story short, I am opposed to the location of the arena and casino. There are far better locations in this City than way out there on the Kingsway. New Sudbury has enough going on out there. Let's look at something different, or downtown, and let's do this in an open and transparent way so that we as residents have a voice, and really know what is going on, cuz I am not feeling that way right now, nor or many others I have spoken to. We can make Sudbury a greater City that it already is, but without making decisions that seem to have no rhyme or reason, other than Mr. Zulich's involvement in this.

Vicki McGuire

Hello,

I write to voice concerns in the rezoning of the Kingsway Property to permit a new arena and casino.

I do not support the rezoning as the application will require a substantial amount of additional municipal infrastructure whereas we should be looking to use existing infrastructure in place (infilling our City). This development will further increase the funding deficit for municipally owned assets.

Many experts in the industry (including well known figures in the professional hockey industry) have spoken out of building an arena anywhere but downtown should it be feasible. I strongly support the opinions of these experts.

Thank you for this opportunity to comment.

Daniel Barrette



January 16, 2018

To: The Planning Committee, City of Greater Sudbury

Re: Kingsway Re-Zoning Applications for an Arena and a Casino.

I wish to record my strong opposition to the two requests for rezoning that are required to move the Arena/Events Centre and Casino projects forward in the Kingsway Entertainment District.

While our Official Plan has many provisions that should disqualify these re-zoning applications from going forward, I will focus on the Event Centre/Arena application and Council's obligation to be fiscally responsible to the taxpayers in Greater Sudbury.

With respect to the Arena/ Event Centre, Sudbury is in possession of a professionally developed and council endorsed Official Plan, and a Downtown Master Plan that have spoken to the importance of locating a new Event Centre in the downtown core. Several hundred thousand dollars were spent developing these plans with strong community input and City Council support. Not only did the decision to locate the Event Centre on the Kingsway ignore these documents, it ignored countless experts: urban planners, economists, architects and community leaders who stepped up to the plate to remind citizens and Council of the dangers of choosing the Kingsway site over the previously recommended and endorsed downtown site.

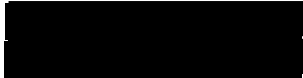
What is most troubling is the fact that the City of Greater Sudbury taxpayers will be on the hook for well in excess of \$100 million dollars to service and develop a site on the edge of town, in close proximity to a landfill site, with major parking and transportation challenges and major infrastructure spending requirements. It is part of a development that will further undermine the vitality of the city's historic core that was meant to be the major priority for investment. Investing in the core was meant to be the path to economic sustainability for the City. The City of Kitchener is expecting 1.2 billion dollars of investment in their downtown core in 2018 because they developed a downtown plan, they stuck with their plan, and they funded their plan. They knew that if they were to attract global talent they would have to provide the type of urban experience that creative talent and industries are seeking. We are in a global competition for talent. The cities that get it right will be the big winners. We were on that path and in a matter of a few months have seriously lost our way.

How did we get to a place where the citizens of Greater Sudbury are being asked to support a plan where taxpayers will be on the hook for well over 100 million dollars

while the proponent has a downside risk of \$100,000? The Sudbury Wolves attendance is way down, thousands of residents and business owners have signed letters of support against the Kingsway site and yet these numbers are never accurately reflected to the public. These are not individuals and businesses who are opposed to growth in our City but rather those who understand that the location of this project is the wrong one to choose if we are ever to achieve longer term sustainability as a City.

The Official Plan's Section 19 requires that the City examine the financial impacts of all major development projects to ensure financial sustainability. The economic impacts of the Arena/Events Centre in this location have not been assessed nor a plan submitted that demonstrates long-term sustainability. Not only have we not looked at the financial impacts of this decision on city residents and the business community, we have not accurately measured the full economic impact of removing the Event Centre/Arena from the urban core. We are in breach of Section 19 of our own Official Plan.

Susan Thompson





Public comment with respect to rezoning applications 751-6/17-27, 701-9/17-9 & 751-6/17-24

>>> Steve May

1/16/2018 2:16 PM >>>

Mr. Singbush, further to an earlier email exchange with regards to who the applicant for the events centre rezoning on the Kingsway is, I note that the City appears to have updated its website to remove reference to the City being an applicant. If you had any role in making that clarification, I sincerely thank you. <https://www.greatersudbury.ca/city-hall/news-and-public-notice/2018/public-hearing-for-kingsway-rezoning-applications/>

I am writing today about two of the other applications that are going to a public meeting in front of Planning Committee on January 22nd. I have heard from one member of Council, and I have seen social media postings from another member of Council, that there are two applicants for Official Plan amendments and zoning by-law amendments to permit a casino/place of amusement on other lands presently owned by a numbered company care of Dario Zulich (at least I thought he was the only owner). I see that the City's website specifically lists Gateway Casinos as an applicant - and that is in keeping with what I've seen posted to social media by a member of Council - that Gateway Casinos is an applicant.

The only applications that I have copies of, courtesy of your office, are applications to amend the official plan and zoning by-law made on behalf of the numbered company registered to Dario Zulich. However, these applications are not signed, so I am less than certain that he is the current property owner.

Are there other land use applications filed by Gateway Casinos that are also proceeding to a public meeting on January 22nd, in keeping with the January 8th post from the City?

If Gateway Casinos is a co-applicant with Dario Zulich's numbered company, does that mean that the City recognizes appeal rights for Gateway Casinos for non-decisions of municipal council, under sections 22 and 34 of the Planning Act?

I would very much like to be sure about just who is the applicant for all matters going before Planning Committee on January 22nd, so that my written and oral comments reference factual matters.

**Steve May**

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**From:** Alex Singbush <Alex.Singbush@greatersudbury.ca>

**Sent:** January 8, 2018 2:08 PM

**To:**

**Subject:** Re: City of Greater Sudbury - Application to Amend Zoning By-law to permit an Events Centre on Private Lands on the Kingsway

Good afternoon Mr. May,

The news release that you refer to forms a part of a communication strategy with respect to the proposed recreation and community centre rezoning application (751-6/17-27) and the proposed place of amusement rezoning and official plan amendment applications (751-6/17-24 & 701-6/17-9).

The release is intended to supplement the City's statutory notice of public hearing by providing additional information to the public to encourage participation in the planning process. As such, the property owner's partners on the respective applications have been identified in the news release. The property owner is the sole applicant listed on the above referenced applications. The City of Greater Sudbury has not submitted a separate application for rezoning to permit a community recreation centre.

For your information, the City does make application to amend the zoning by-law as it applies to City owned properties.

Sincerely,

E. Alex Singbush, MCIP RPP  
Senior Planner, Development Approvals  
Department of Growth and Development  
City of Greater Sudbury  
(705) 674-4455 x. 4311

[alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca)

>>> Steve May

1/8/2018 12:55 PM >>>

Alex, the following has been brought to my attention - posted on the City of Greater Sudbury's website earlier today. Specifically, this email is with regards to the following matter raised in today's post: "The property owner and the City of Greater Sudbury have submitted an application for rezoning to the Planning Committee to permit a new public arena on approximately 11.96 hectares of land."

(see: <https://www.greatersudbury.ca/city-hall/news-and-public-notice/2018/public-hearing-for-kingsway-rezoning-applications/>)

Alex, I have copies of the 3 land use planning applications that were recently deemed by the City to be "complete" (December, 2017) filed by Karl Tanner on behalf of the land owner, a numbered company owned by Dario Zulich. Two pertain to a casino (application for Official Plan amendment; application for zoning by-law amendment) and one to a events centre (application for a zoning by-law amendment).

What I don't seem to have is an application made by the City of Greater Sudbury as identified in the post.

Can you provide me with any information pertaining to the City's application to amend the zoning by-law? I wouldn't have thought that it were necessary for the City to make an

application to amend its own zoning by-law, so this reference to the City having filed an application comes as a bit of a surprise.

Any information you have about this matter would be helpful. Thank you.

**Steve May**

Printed on 11/11/2014 10:11:11 AM. The information on this page is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the City of Vancouver at 604-681-2222 or visit our website at www.vancouver.ca.

Att: Planning Committee

Dear Sir/Madam:

I am writing to express my disagreement with the proposed site rezoning for the proposed Kingsway Entertainment District. My reasons are as follows.

Generally, locating a major event facility in the outlying areas of a city, rather than in a more centralized urban location, is a highly disadvantageous decision over the long term; this is based on the experience of other cities, as well as long-standing accepted urban planning practice.

Specific to this site, the recent PwC report (a third-party independent consultant which the City hired to help make wise decisions on these matters) clearly indicated that the Kingsway location is a less favourable option for the City; as well, a number of local professionals familiar with the City have commented unfavourably on the proposed Kingsway location over the past number of months. It is also worthwhile to note that there will be excessive cost to properly service this remote location with the necessary utilities, rather than upgrading existing services in built-up areas.

There is an expectation that Council should follow our City's Official Plan. Given that the City's Plan advances accessible, central locations for large developments, the Kingsway site flies in the face of this key planning document, which is ostensibly intended to guide major development decisions in Sudbury. For out-of-town visitors to this site, there will be very few unique local independent restaurants, shops, or other small businesses that could potentially enjoy walking traffic, compared to more established areas; the location truly provides minimal advantage from supporting adjacent existing local businesses. In fact, one of the large adjacent neighbours will be a source not of only odour problems, but also aesthetics; the view of many who look from the windows of the upper floors of the site's proposed hotel will not be commanded by local lakes, historic mine operations, or picturesque forests, but the Sudbury Landfill Site!

Furthermore, the proposed location is quite inaccessible from a walking and biking standpoint, and contradicts the City's well established push towards sustainable transportation options for our community. Related to this, and worst of all for a site that will be most commonly accessed by car, the newly released Dillon Consulting (from December 2017) indicates the inadequacy of the proposed parking, excessive wait times for driving to and from events, and also expects exorbitant traffic congestion. As well, most would agree that the unlit, narrow nearby southeast bypass is quite an unpleasant drive on a blizzardy winter evening!

This is a major decision going forwarded. It truly appears that another site should have been considered for an entertainment district, given the issues noted above, especially since the noted Dillon Consulting report was not made available until last month.

As a longtime citizen of this fair City, I would urge council not to rezone this location.

P&H Firla

[REDACTED]

[REDACTED]

TO: PLANNING COMMITTEE OF THE CITY OF GREATER SUDBURY

RE: KINGSWAY RE-ZONING APPLICATION FOR A CASINO AND ARENA

DATE: JANUARY 17<sup>TH</sup>, 2018

FROM: URSULA SAUVE, [REDACTED]

I HAVE VOICED MY CONCERNS MANY TIMES OVER THE LAST YEAR TO CITY COUNCIL DIRECTLY AND AS PART OF LETTERS TO THE EDITORS OF THE LOCAL PAPERS

- 1) THE ENTIRE PROJECT IS INCOMPATIBLE WITH THE CITY'S ADOPTED OFFICIAL PLAN
- 2) TO BUILD A PUBLIC FACILITY IN AN INDUSTRIAL AREA OUTSIDE OF THE CITY CORE IS CONTRARY TO MODERN CITY BUILDING AND THE DEVELOPMENT OF HEALTHY COMMUNITIES
- 3) THE EXPENSIVE AND NECESSARY EXPANSION OF NEW INFRASTRUCTURE, WIDENING OF HIGHWAYS, MASSIVE PARKING LOTS, REROUTING OF TRANSIT, ETC. WILL BE FAR BEYOND THE ORIGINAL COST OF BUILDING A NEW ARENA DOWNTOWN
- 4) CASINOS HAVE A WELL-DOCUMENTED AND DEMONSTRATED NEGATIVE ECONOMIC IMPACT ON COMMUNITIES AND SHOULD NEVER BE CONSIDERED TO BE ECONOMIC DEVELOPMENT – CASINOS ARE GOVERNMENT TAX COLLECTORS
- 5) THE CONSTRUCTION OF A COMMUNITY ARENA SHOULD NOT BE CONTINGENT TO THE CO-LOCATION OF A GAMBLING INSTITUTION –

I watched the January Council meeting on-line when Council decided on the location of the library/art gallery/performing arts centre. It seemed like the culmination of a series of difficult and painful decisions that started with the June 2017 tie-vote and the tension among Council Members was palpable and depressing to watch. Council Chambers looked like a morgue – no joy, no excitement, no pride.... when something does not “feel right” to so many elected officials and to the vast majority of the tax payers and citizens of the community.... it might be a good time for reconsideration.

I hope that Council has the strength and wisdom to protect our city from the economic loss that a full Casino predictably will bring.

Respectfully submitted – Ursula Sauve

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**To:** clerks  
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>>> Steve May [REDACTED] 1/18/2018 12:39 PM >>>

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I'm a little confused by this, and perhaps you can straighten me out. The Traffic Impact Study from Dillon Consulting indicates that the "report was prepared for Cumulus Architects Inc. and the City of Greater Sudbury for the Kingsway Entertainment District Integrated Site Plan, and is intended for use by each of the stakeholders the City of Greater Sudbury, Gateway Casinos and Entertainment LTD and 1777223 Ontario Limited for the purpose of supporting material required for zoning applications related to the lands referenced herein." (Page 2 of the Report) and that Dillon Consulting Ltd. was "retained by the City of Greater Sudbury to undertake a traffic impact study for a proposed multi-function sports and entertainment complex on the north side of the Kingsway..."

As Dillon was retained by the City to prepare this report, it is unclear to me why the City determined applications filed by 1916596 Ontario Ltd. to be complete upon submission of the traffic impact study. Further, the report identifies that it was prepared for three "stakeholders", none of whom are the applicant. While I appreciate that the report's subject matter pertains to the applications filed by 1916596 Ontario Ltd., the report appears to be a municipal report (City of Greater Sudbury is an identified "stakeholder") - not a submission from the applicant.

Further, the report identifies that it was prepared as part of the Integrated Site Plan process. If that is so, surely the City, who retained Dillon Consultants, had already been in receipt of a copy of the traffic impact study in some form prior to the Integrated Site Plan matter going to Council in November, 2017.

Even if the City did not have a copy of this report available prior to the Integrated Site Plan matter going to council in November, 2017, that the consultants who produced this report did so on the City's retainer for three stakeholders - none of whom are the applicant - leaves me confused with regards to your answer pertaining to the receipt of an electronic copy of the

report on December 14, 2017 as the factor that the City used to identify receipt of a complete application.

Can you please straighten me out with regards to this matter? It may be that information that identifies the City of Greater Sudbury having retained Dillon Consulting to produce the report for the City and Cumulus Architects is in error?

Can you confirm to me that the City retained Dillon Consultants to produce the Traffic Impact Study "in support" of the zoning by-law amendments and official plan amendment filed by 1916596 Ontario Ltd.

I ask this because I am thoroughly confused as to just which party Dillon Consultants is acting for in this circumstance. Is Dillon the City's consultant on retainer, or the agent for the applicant, 1916596 Ontario Ltd. I ask because it appears to me that Dillon may be working for both the City, who is the approval authority for land use applications under the Planning Act, and for the applicant, 1916596 Ontario Ltd.

If there is any way to provide me with a response to these emails prior to the January 22, 2018 public meeting on the applications, I would really appreciate it. Again, I want to make sure that I have all of the facts available prior to making public comment on these matters - so I believe it is important to know exactly for whom Dillon Consultants prepared the Traffic Impact Study.

I apologize for being confused here - I thought this was a relatively straight-forward matter, given that you have indicated to me that the City is not an applicant - but I am confused then as to why the City would rely on receipt of its own Traffic Impact Study to determine the date of a complete application for a private development initiative.

Thank you again for your consideration of my questions. I appreciate all of the extra work that you have undertaken to answer my email inquiries in advance of Monday's public meeting.

**Steve May**

---

**From:** Alex Singbush <Alex.Singbush@greatersudbury.ca>

**Sent:** January 18, 2018 11:35 AM

**To:**

**Cc:** Eric Taylor; Fern Cormier; Jason Ferrigan

**Subject:** Re: Questions Regarding Complete Application 751-6/17-27 - Proposed Zoning Amendment to Permit an Arena/Events Centre on the Kingsway

Mr. May,



With respect to the date used to calculate possible non-decision appeal, please be advised that application 751-6/17-27 was deemed to be complete on December 14, 2017 when Planning Services was provided with an electronic version of the final stamped Traffic Impact Study.

With respect to the applicant's response to question 10 a) on the original application form the Planning Justification Report constitutes memorandum from Planner Karl Tanner of Dillon Consulting to the City's Manager of Development Approvals, dated December 5, 2017. On December 15, 2017 the applicant submitted a revised application form and a memorandum from Planner Karl Tanner of Dillon Consulting to the City's Manager of Development Approvals, dated December 4, 2017.

With respect to the Growth Plan for Northern Ontario as it relates to question 20, the applicant's response was "no". The memoranda from Karl Tanner make referenced to the Growth Plan for Northern Ontario in their concluding sentences.

Please note that by deeming an application complete Planning Staff are not endorsing or refuting the information provided by an applicant on the application form(s) and accompanying submittals. Planning Staff will review the applications and will provide a professional planning recommendation on the matters of consistency with the Provincial Policy Statement, conformity with the Growth Plan for Northern Ontario, and conformity with the City of Greater Sudbury Official Plan to the City's Planning Committee.

With respect to the authorization of agent, Part A of the application form, owner acknowledgment and consent identified 1916596 Ontario Ltd. c/o Dario Zulich as the registered property owner. I witnessed the property owner sign the authorization of agent on December 27, 2017.

Sincerley,

E. Alex Singbush, MCIP RPP  
Senior Planner, Development Approvals  
Department of Growth and Development  
City of Greater Sudbury  
(705) 674-4455 x. 4311

[alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca)

>>> Alex Singbush 1/10/2018 12:57 PM >>>  
Good afternoon Mr. May,

Planning Services is in receipt of your email relating to application 751-6/17-27 and will be responding in the near future.

Sincerely,

E. Alex Singbush, MCIP RPP  
Senior Planner, Development Approvals  
Department of Growth and Development  
City of Greater Sudbury  
(705) 674-4455 x. 4311

[alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca)

>>> Steve May

1/9/2018 12:26 PM >>>

Good afternoon. I was going through application 751-6/17-27 for the zoning amendment to permit a public arena/events centre, and I just had a few questions regarding information provided by the development proponent on the application form. I realize that some of these questions might appear to be getting into the weeds here, but given that this is probably one of the most important economic development-related decisions the City has ever had to make, I just want to be certain that I have all of the facts straight with regards to this matter before I comment.

### **Date Used to Calculate Possible Non-Decision Appeal**

First, I see that the application was received on December 1, 2017 - is that the date the City is using to determine the start of the 120 day period for a potential appeal by the development proponent for a non-decision as per Section 34(11) of the Planning Act?

### **Explanation of Official Plan Conformity**

With regards to Section 10 of the application, pertaining to "Current Official Plan" designation and particularly question 10 a), "Explain how the application conforms to the Official Plan", I note that the applicant has written "Refer to Planning Justification Report". I'm not sure what this means. I see that there is a Planning Justification Report that forms part of the submission for applications filed with the City to amend the Official Plan and zoning by-law to permit a casino (and I had the opportunity to view that report when I attended Tom Davies Square on December 22nd), but I do not recall there being a Planning Justification Report filed for this application. There is a 4-page letter from Planner Karl Tanner of Dillon Consulting to the City's Manager of Development Approvals, dated December 5, 2017 - but I'm not sure if that's what's intended to be the "Planning Justification Report". While the letter touches on the Official Plan's designation of the subject lands, it doesn't say anything about conformity with the Plan (it uses terms like "consistent with the OP" and "compatible with the OP" and "compatible with the surrounding land uses and will have minimal impact", but the letter appears to fail to address the matter of Official Plan conformity - unless the reference in the letter to "The proposed use of an arena and event centre is not currently permitted in the General Industrial designation" is taken as meaning that the application does not conform to the Official Plan.

If the "Planning Justification Report" referred to here (and in question 23 of the application, regarding additional information) is the Planning Justification Report prepared by Dillon Consulting for the proposed amendment to the Official Plan and zoning by-law to permit a casino, I note that I can not find any discussion in that report with regards to Official Plan conformity of the proposed zoning by-law amendment sought by this application.

I understand that Schedule I to Ontario Regulation 545/06 requires the applicant to submit "an explanation of how the application conforms to the Official Plan". Since the City has deemed the application to be complete, could you please refer me to the section of the application, Planning Justification Report or December 5, 2017 letter from Karl Tanner that the City used to determine

that the applicant has provided an explanation regarding OP conformity as required by the Regulation?

### **Previous Zoning Applications**

With regards to question 11 d) on the application, I just want to note that I understand that the lands were rezoned by the City in 2014, and that this rezoning has not been acknowledged by the applicant on the application form.

### **Growth Plan**

With regards to question 20, I note that the subject lands are within an area covered by a provincial plan - that being the Growth Plan for Northern Ontario. The application identifies that the lands are not within a Provincial Plan area, and is silent on whether the application conforms to or does not conflict with the provincial plan. I note that the December 5, 2017 Karl Tanner letter indicates that the application is "consistent" with the Growth Plan for Northern Ontario, but I could not locate a reference to conformity or lack of conflict with the Growth Plan.

Since the City deemed the application to be complete, could you please refer me to the section of the application, Planning Justification Report or December 5, 2017 letter from Karl Tanner that addresses conformity/lack of conflict with the Growth Plan for Northern Ontario?

### **Authorization of Agent**

I note that the copy of the application I received from the City on December 22, 2017 appears to be incomplete in Section A - specifically, the appointment of an authorized agent has not been signed and dated by the landowner. While "Dillon Consulting Limited c/o Karl Tanner" has been identified as the appointed agent for this application, there is no signature of the Owner/Signing Officer/Authorized Agent of the landowner (which is also intended to be dated, and witnessed).

Without this information, it is unclear who "Dillon Consulting Limited c/o Karl Tanner" is acting for when making this application.

Do you have an application that was signed by the Owner/Signing Officer/Authorized Agent of the landowner (and dated and witnessed)? In absence of this information, can you advise what was used by the City to determine that this application was complete?

I'll admit that normally I wouldn't be too concerned about a missing signature from a landowner, but given that the City of Greater Sudbury has posted on its website that it is an applicant to this matter (and I appreciate yesterday's clarification from Mr. Singbush that the City is not an applicant), and given that at least one member of Council has publicly stated that the City is an applicant, and given that the December 5, 2017 letter from Karl Tanner indicates that Dillon Consulting has been retained by the City of Greater Sudbury in conjunction with Dario Zulich's numbered company to assist in obtaining planning approvals, I think that it is really important that we nail down just who the applicant is for this application - and on whose behalf Dillon Consulting is acting, as per the application.

## **Timing**

I understand that it may take some time to answer these questions - I had hoped that I might be able to provide comments to the City prior to the posting of the City's Staff Report and recommendations to the City's website on Friday, January 12th as per the January 4th Notice of Public Hearing that I received yesterday in the mail (thank you for that, by the way). If there is any way of getting back to me with some or all of the information that I'm hoping you can help me obtain prior to the end of the day on Wednesday, January 10th, that would really be appreciated.

Thank you again for all of your help with this important matter.

**Steve May**

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**clerks - Rezoning for event center. Lots of room to expand, good access, lots of parking for world class center**      **MONEY WELL SPENT**

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**From:**

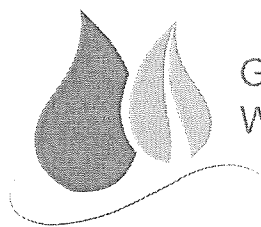
"clerks@greatersudbury.ca" <clerks@greatersudbury.ca>

**Date:** 1/18/2018 10:55 AM

**Subject:** Rezoning for event center. Lots of room to expand, good access, lots of parking for world class center      MONEY WELL SPENT

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Sent from Mail for Windows 10



## Greater Sudbury Watershed Alliance

18 January 2018

City of Greater Sudbury Planning Committee:

Councillor Deb McIntosh, Chair  
Councillor Rene Lapierre, Vice-Chair  
Councillor Mike Jakubo  
Councillor Joscelyne Landry-Altman  
Councillor Al Sizer

Re: Request for Decision – 1916596 Ontario Ltd. – Applications for Official Plan Amendment and Rezoning to permit a place of amusement in the form of a casino, Kingsway, Sudbury  
Application Files: 751-6-17-24, 701-6-17-9 and 751-6-17-27

Dear Members of the Planning Committee:

The Greater Sudbury Watershed Alliance (GSWA) is incorporated as a not-for profit volunteer organization of 17 lake, creek and river stewardship groups, working to protect the watersheds located within the City of Greater Sudbury. We appreciate the opportunity to comment on the above noted applications.

GSWA supports the City's Official Plan, Section 8.3, with respect to Drinking Water Resources, particularly the emphasis on "*identifying sensitive features of the City's drinking water resources, as well as identifying measures required to protect, improve or restore these resources*"<sup>1</sup>.

Our particular concern with respect to the above noted applications is the establishment of large hard surface parking areas within the Ramsey Lake Watershed, the source of drinking water for over 50,000 City residents. Such a large parking area will require winter maintenance that will undoubtedly result in a significant increase in sodium and chloride concentrations in Ramsey Lake, which has already increased by approximately 60 percent since 1990<sup>2</sup>.

Greater Sudbury Source Protection Area Assessment Report

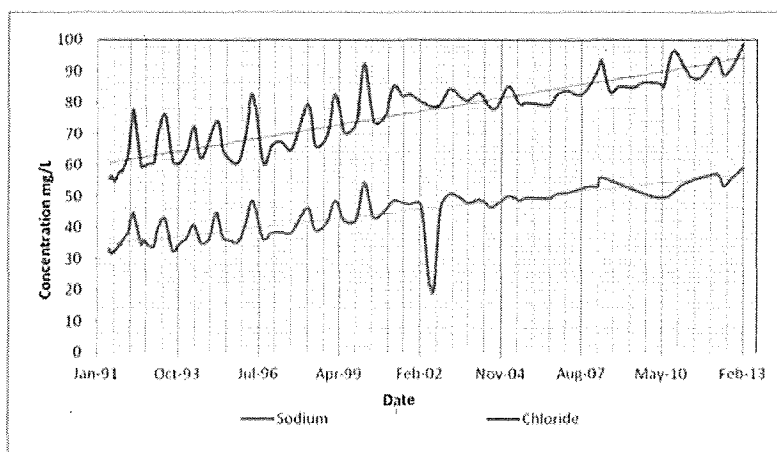


Figure 3.3 – Sodium and chloride levels in Ramsey Lake from 1991 to 2013

Sodium levels are currently at almost three times the 20 mg/L provincial level of concern for those on salt restricted diets, and chloride is quickly approaching 120 mg/L, a level that can harm aquatic life.

It should be noted that traditional storm water treatment measures, including holding ponds and oil and grit separators, do not remove salt or prevent it from entering into the Lake. There is also no cost-effective means of removing sodium from drinking water sources, and likewise few cost-effective alternatives to road salt.

With a projection of over 2000 parking areas, GSWA expresses its concerns for an already compromised watershed.

At a very minimum, to protect Ramsey Lake from increased road salt contamination, GSWA recommends incorporating the techniques recommended for the Lake Simcoe Watershed<sup>3</sup>, such as:

Parking areas utilize vegetated swales, effective grading and stormwater collection, permeable road/parking/sidewalk surfaces, conductive paving on walkways and entrances, alternate snow pile storage location, and any other effective development and maintenance techniques resulting in environmentally friendly snow and ice control.

Thank you for your consideration of this important issue.

Respectfully,



Richard Denton  
Chair, Greater Sudbury Watershed Alliance

Cc: City Clerk – Clerks@GreaterSudbury.ca

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<sup>1</sup> The City of Greater Sudbury Official Plan, Planning Services Division, Growth and Development Department, City of Greater Sudbury. P-74

<sup>2</sup> [http://www.sourcewatersudbury.ca/images/uploaded\\_files/AR\\_March2017/AR\\_Part-3\\_Feb2017.pdf](http://www.sourcewatersudbury.ca/images/uploaded_files/AR_March2017/AR_Part-3_Feb2017.pdf)

<sup>3</sup> [Parking Lot Design Guidelines to Promote Salt Reduction, Lake Simcoe Region Conservation Authority.](#)

January 19, 2018

TO: Planning Committee

RE: Applications 751-6/17-24 & 701-6/17-9 and 751-6/17-27

I am writing today in objection to the re-zoning applications for a Casino and Event Centre, commonly identified as the Kingsway Entertainment District. As an engaged and active member of my community, as well as member of the GSDC during the development of city's Downtown Master Plan and the city's Official Plan, I am dismayed by the current council's complete disregard for the contents of these valuable planning documents.

Both these documents were authored by way of significant input from the public, business community, planning professionals and elected officials. They involved thousands of hours of work by hundreds of people over the course of many years. The culmination of these planning documents represents a roadmap for the future of the city. Essentially, they represent a promise by city hall (regardless of the whim of an individual council); a promise of how we will develop and build our future.

The planning documents outline which parts of the city are best suited for particular developments and where major infrastructure projects should be built. In addition to these reports, the current council approved the GS2025 plan, to great fanfare; a common thread among each of these plans is the location of a community event centre or arena in the core of the city. There was never any controversy or opposition that a new Arena belongs in the downtown.

Sudbury is exceptional! However, it is not an exception! Every community who has invested in building a new arena in their downtown has reaped the benefits, whereas, any community who chose a location outside the downtown, has had some form of disappointment or regret. There is absolutely no evidence to lead us to believe that Sudbury would not suffer the same consequence. Please, the experiences of Thunder Bay, Ottawa, North Bay, Kingston, Kitchener, London, Windsor, Peterborough and many more cannot be ignored.....

The Kingsway location will require tens of millions of dollars of investments in infrastructure including roadway improvement, water, sewers, hydro upgrades, changes to the public transportation. These costs have not been outlined, let alone made public.

I call on the members of the planning committee to reject these applications.

Regards,



Andre Dumais





To whom it may concern,

Please accept this email as my addition to the chorus of opposition to the development of an "Entertainment District" and casino adjacent the municipal dump along the Kingsway.

As a longtime resident and business owner, I have always made decisions with one eye to the legacy that we leave for our children and grandchildren. These are big decisions that have a long-term effect on the quality of city that we leave to those who follow us.

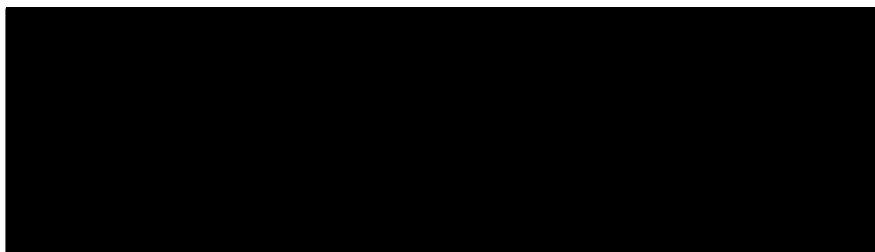
1. Objectively, the siting of the new arena on the Kingsway makes no sense. I will not rehash the reasons, as they are fully set out in the recommendations provided to the city by city retained consultants. A downtown location makes better sense in all respects.
2. The primary benefits of the Kingsway project appear to accrue to a single proponent / landowner / contractor who has somehow convinced the city to complete the development on his land, at taxpayer cost. As yet, the majority of the population seems to believe that the proponent is funding the project, and so there is limited opposition. I, as a taxpayer and business owner in this city, am deeply offended that our city would undertake to pay for such a substantial benefit for one proponent, while so many other far worthier projects (i.e. industrial lands servicing) go wanting for decades.
3. A casino makes no sense in Sudbury. Even ignoring the obvious social negatives associated with gambling, the casino will be an enormous sink for the disposable income of our residents. Those entertainment funds, which would otherwise go to other local owned entertainment venues, will instead be funneled to the Ontario government. That will have a net negative economic impact on the businesses and residents of our community.

I can only speculate as to what actions on the part of the Kingsway proponent could possibly have influenced such an irrational and irresponsible set of decisions on the part of our city leadership.

I absolutely agree that it is time for us to move forward with several legacy projects that will benefit the city. A new arena and new conference and event center are long overdue. And these are a key part of the long-term plans developed by the city consultants. I hope that the city will review these ill-considered decisions and proceed down the path that had been previously recommended by the hired consultants.

Sincerely

Stephan Matusch



**From:** Felix Lopes  
**To:** "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>  
**Date:** 1/19/2018 9:55 AM  
**Subject:** Casino/event Center.

I believe this project will be a negative impact (long term) to tax payers. The size of our community cannot sustain this project. Build the new arena in our city's core, the services are already there.

Felix

Sent from my iPhone

I am way more about supporting health and wellness and yes recreational plays a huge part in health and wellness but there are way better and healthier activities that this city needs to put effort in.

Louise Bergeron

Get [Outlook for Android](#)

Hello

I am writing to say my family and I support the Casino / Arena Kingsway Site decision. I think it fits in very well with the master plan, having the Kingsway the New Sports and Entertainment District, and the downtown the New Arts and Culture District. This leaves both areas room for growth. This needs approved and the shovels need to hit the ground.

Thank you Cindy Lawson.

January 18, 2018

To: Planning Committee, City of Greater Sudbury

Re: Rezoning applications: Kingsway Entertainment District

I would like to register my objection to the rezoning applications submitted by 1916596 Ontario Ltd for the proposed arena/events centre, casino and parking lots making up the "Kingsway Entertainment District."

In my capacity as a community volunteer, I have had the opportunity to review and comment on the City's Official Plan as well as the draft Official Plan that City staff and the community have been working for years to complete. As you know, Official Plans are developed with thousands of hours of community input and expert staff time. They are put in place to guide Council and city staff in their city-building work and should follow best planning, environmental and economic development practices. Additionally, I have worked with consultants and City staff on the development of the Downtown Master Plan, another document that this City Council endorsed and agreed to implement. The City's own strategic and economic development plans speak to the importance of revitalizing downtown and curbing the development of new infrastructure and sprawl. The proposed Kingsway Entertainment District flies in the face of all these: the City's own planning documents. It flies in the face of best city-building and urban planning practices. It will devastate our downtown, cost us more money in building and maintaining new infrastructure (forever), cause traffic problems on event days, and increase taxes for all citizens in Greater Sudbury. The City and the project proponent have not given the public an assessment of what the removal of the arena from downtown will do to our community and the people who work in businesses which are reliant on our current arena, nor have we been given an accurate picture of what the financial, environment and social costs will be of the proposed arena/casino co-location.

Morally, it is appalling that the City would attach our community arena to a casino and encourage patrons to go into a casino and use the casino's restaurants. There is zero evidence that casinos are good for economic development or people's financial health. They're good for governments and the casino operator but that's it. They are not businesses: they are government-controlled monopolies. They are bad for businesses and charities that are in the communities that surround them. Entertainment dollars are limited and the casino and OLG will be pushing to have Sudburians spend their disposable income in their facility. Existing businesses who have invested in Greater Sudbury and paid their taxes for decades will lose out.

My primary objection is that the decision to pursue a Kingsway Entertainment District is a decision made without any evidence that it will succeed. All of the experts – all of them – implored City Council to look at the evidence and make the right decision: keep the arena downtown. Spending \$100 million of taxpayers' money to fund a pie-in-the-sky project is bad management. No financially literate person would spend their own money this way. It's not too late to re-think this. We have sound plans at the City, including the ones I've already mentioned. Please. Stick to the plans.

Vicki Jacobs  
[REDACTED]



January 18<sup>th</sup> 2018

**To:** [clerks@greatersudbury.ca](mailto:clerks@greatersudbury.ca) – [alex.singbush@greatersudbury.ca](mailto:alex.singbush@greatersudbury.ca) - [deb.macintosh@greatersudbury.ca](mailto:deb.macintosh@greatersudbury.ca)

**Comments re:** Files 751-6/17-24 & 701-6/17-9 and 751-6/17-27 Planning Committee – Jan. 22<sup>nd</sup> 2018

**Disclosure:** We are not against development but question locations that could negatively affect the local environment. As an incorporated, charitable registered environmental group with a mandate to protect, preserve and restore our natural environment in the Minnow Lake area of Greater Sudbury, including the north and west shores of Lake Ramsey, we make this submission.

**Concern:** The proposed developments are in the Lake Ramsey Watershed which drains into Lake Ramsey that supplies approximately 40 percent of potable water to our citizens. Levels of sodium and chloride from road salt deposited in the watershed from roadways, parking lots and other hard surface areas treated for winter maintenance has resulted in serious contamination that will only increase over time.

**This is a phenomenon that is not unique to our situation.** The attached material will provide background on a problem that is gaining increased attention throughout vulnerable areas in both Canada and the United States. You will note that for Lake Simcoe there is expressed concern about chloride levels that are just half of what levels are in Lake Ramsey. Our sodium levels are three times higher than provincial guidelines for those on salt restricted diets. At the present rate of increase it is only a matter of time before the water will actually taste of salt and become undrinkable for most of those depending on this source and aquatic life will be severely affected by elevated chloride levels.

**What is the solution:** There are mitigation methods but they are limited in reducing over time salt levels, however, we should be taking all measures now possible to reduce contamination from existing road ways, parking and sidewalk areas, both private and public. There should be every effort made to limit the amount of new development that could contribute increased salt loading into the watershed and subsequently the water body. It is for this reason we suggest any new development including those in the subject applications be located outside of the Lake Ramsey Watershed area.

Yours for a healthy environment

John Lindsay  
Chair, Minnow Lake Restoration Group

Attachments:

# Salting our freshwater lakes

Hilary A. Dugan<sup>a,b,1</sup>, Sarah L. Bartlett<sup>c</sup>, Samantha M. Burke<sup>d</sup>, Jonathan P. Doubek<sup>e</sup>, Flora E. Krivak-Tetley<sup>f</sup>, Nicholas K. Skaff<sup>g</sup>, Jamie C. Summers<sup>h</sup>, Kaitlin J. Farrell<sup>i</sup>, Ian M. McCullough<sup>j</sup>, Ana M. Morales-Williams<sup>k,2</sup>, Derek C. Roberts<sup>l,m</sup>, Zutao Ouyang<sup>n</sup>, Facundo Scordo<sup>o</sup>, Paul C. Hanson<sup>a</sup>, and Kathleen C. Weathers<sup>b</sup>

<sup>a</sup>Center for Limnology, University of Wisconsin–Madison, Madison, WI 53706; <sup>b</sup>Cary Institute of Ecosystem Studies, Millbrook, NY 12545; <sup>c</sup>School of Freshwater Sciences, University of Wisconsin–Milwaukee, Milwaukee, WI 53204; <sup>d</sup>Department of Biology, University of Waterloo, Waterloo, ON, N2L 3G1, Canada; <sup>e</sup>Department of Biological Sciences, Virginia Tech, Blacksburg, VA 24061; <sup>f</sup>Department of Biological Sciences, Dartmouth College, Hanover, NH 03755; <sup>g</sup>Department of Fisheries and Wildlife, Michigan State University, East Lansing, MI 48824; <sup>h</sup>Department of Biology, Queen's University, Kingston, ON, K7L 3N6, Canada; <sup>i</sup>Odum School of Ecology, University of Georgia, Athens, GA 30602; <sup>j</sup>Bren School of Environmental Science and Management, University of California, Santa Barbara, CA 93106; <sup>k</sup>Department of Ecology, Evolution and Organismal Biology, Iowa State University, Ames, IA 50011; <sup>l</sup>Department of Civil & Environmental Engineering, University of California, Davis, CA 95616; <sup>m</sup>UC Davis Tahoe Environmental Research Center, Incline Village, NV 89451; <sup>n</sup>Center for Global Change and Earth Observations, Michigan State University, East Lansing, MI 48823; and <sup>o</sup>Instituto Argentino de Oceanografía, Universidad Nacional del Sur–CONICET, Bahía Blanca Bs As, B8000BFW, Argentina

Edited by John E. Hobbie, Marine Biological Laboratory, Woods Hole, MA, and accepted by Editorial Board Member David W. Schindler March 8, 2017 (received for review December 8, 2016)

The highest densities of lakes on Earth are in north temperate ecosystems, where increasing urbanization and associated chloride runoff can salinize freshwaters and threaten lake water quality and the many ecosystem services lakes provide. However, the extent to which lake salinity may be changing at broad spatial scales remains unknown, leading us to first identify spatial patterns and then investigate the drivers of these patterns. Significant decadal trends in lake salinization were identified using a dataset of long-term chloride concentrations from 371 North American lakes. Landscape and climate metrics calculated for each site demonstrated that impervious land cover was a strong predictor of chloride trends in Northeast and Midwest North American lakes. As little as 1% impervious land cover surrounding a lake increased the likelihood of long-term salinization. Considering that 27% of large lakes in the United States have >1% impervious land cover around their perimeters, the potential for steady and long-term salinization of these aquatic systems is high. This study predicts that many lakes will exceed the aquatic life threshold criterion for chronic chloride exposure (230 mg L<sup>-1</sup>), stipulated by the US Environmental Protection Agency (EPA), in the next 50 y if current trends continue.

limnology | chloride | road salt | impervious surface | ecosystem services

Due to landscape position, lake ecosystems are influenced by surrounding terrestrial processes, and their generally long water residence times can contribute to the accumulation of external inputs and pollutants (1). Therefore, although lakes cover only 3% of the continental land surface (2), long-term trends in lakes are often early warning indicators of significant local, regional, or global changes (3). One such early warning indicator is change in lake chloride concentrations. Naturally occurring in freshwaters at low concentrations, chloride is a highly soluble and conservative ion that has also been shown to be a reliable proxy for chloride-based road salts (typically sodium chloride) (4, 5). Although chloride concentrations in freshwaters can vary cyclically due to climatic processes, such as extended periods of drought (6), elevated chloride concentrations in lakes often result from agricultural, industrial, and transportation practices (7). Elevated chloride concentrations can have adverse effects on water quality and aquatic ecosystems (8–11), including both immediate and long-term alterations to community structure, diversity, and productivity (12–14).

Salt application for de-icing roadways has been recognized as a major source of chloride to groundwater (15–17), streams and rivers (5, 10, 18, 19), and lakes (7, 9, 20, 21, 22) across north temperate climates in North America and Europe. In the United States, road salting became a standard practice in the 1940s, and road salt sales over the subsequent 50 y increased from 0.15 to over 18 million metric tons per year (4). In Canada, despite its

addition to the List of Toxic Substances (23) and the implementation of the Code of Practice for the Environmental Management of Road Salts in 1999, an average of 5 million metric tons of road salt per year was applied to roadways between 1995 and 2001 (23, 24). Following application, road salt quickly dissolves and is transported into rivers and lakes through leaching and runoff (5, 25). A few studies have characterized the negative short term or localized impacts of elevated road salt concentrations in freshwaters (5, 15, 25), but there have been no large-scale analyses of chloride trends in freshwater lakes.

Here, we investigate trends in lake chloride concentration, using a dataset of long-term chloride concentrations in lakes and reservoirs in North America. We identify regions of high salinization, where aquatic ecosystems may be at risk, and contrast the role of climate versus the anthropogenic practice of road salting in driving chloride variability. Lakes included in the dataset were required to have at least 10 y of chloride data, a mean chloride concentration  $\leq 1$  g L<sup>-1</sup> (to exclude brackish lakes), and a surface area  $\geq 4$  ha. The median length of an individual time series was

## Significance

In lakes, chloride is a relatively benign ion at low concentrations but begins to have ecological impacts as concentrations rise into the 100s and 1,000s of mg L<sup>-1</sup>. In this study, we investigate long-term chloride trends in 371 freshwater lakes in North America. We find that in Midwest and Northeast North America, most urban lakes and rural lakes that are surrounded by >1% impervious land cover show increasing chloride trends. Expanding on this finding, thousands of lakes in these regions are at risk of long-term salinization. Keeping lakes “fresh” is critically important for protecting the ecosystem services freshwater lakes provide, such as drinking water, fisheries, recreation, irrigation, and aquatic habitat.

Author contributions: H.A.D., S.L.B., S.M.B., J.P.D., F.E.K.-T., N.K.S., J.C.S., K.J.F., I.M.M., A.M.M.-W., D.C.R., Z.O., F.S., P.C.H., and K.C.W. designed research; H.A.D., S.L.B., S.M.B., J.P.D., F.E.K.-T., N.K.S., and J.C.S. performed research; H.A.D. contributed new reagents/analytic tools; H.A.D., S.L.B., S.M.B., J.P.D., F.E.K.-T., N.K.S., and J.C.S. analyzed data; and H.A.D., S.L.B., S.M.B., J.P.D., F.E.K.-T., N.K.S., J.C.S., K.J.F., I.M.M., A.M.M.-W., D.C.R., Z.O., F.S., P.C.H., and K.C.W. wrote the paper.

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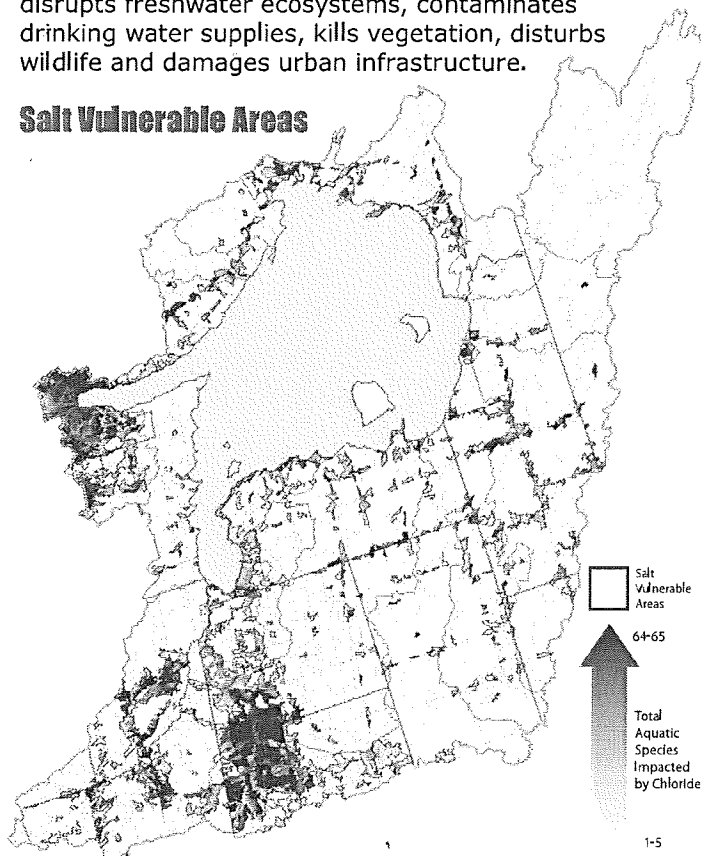
# Lake Simcoe Science

## Sodium Chloride (Winter Salt)

In this issue, we take a look at an emerging environmental concern in the Lake Simcoe watershed and beyond. Winter salt or sodium chloride is one of the more common de-icers used on roads, highways, parking lots, driveways and sidewalks. It is a relatively cheap and effective way of melting ice at temperatures between 0 and -12 degrees Celsius and is therefore widely used to keep ice and snow from our roads and other hard surfaces, playing an important role in public safety.

The relatively inexpensive price of salt does not take into account its cost to the environment. Excess salt disrupts freshwater ecosystems, contaminates drinking water supplies, kills vegetation, disturbs wildlife and damages urban infrastructure.

### Salt Vulnerable Areas



The above map utilizes modelled chloride concentrations for all tributaries to calculate the number of aquatic species that could potentially be affected by chloride concentrations. These vulnerable areas unsurprisingly follow the road network and urban areas, highlighting these as areas in which better salt management and reduced application could have the greatest environmental benefit.



*In many circumstances winter salt is over-applied or applied in situations when it's not needed or helpful. The excess winter salt dumped next to the storm drain above will end up flowing into creeks and rivers and then into Lake Simcoe.*

Approximately 100,000 tonnes of salt are applied to paved surfaces in the Lake Simcoe watershed each year. This amounts to roughly 500 pounds of salt per person every year. Much of that ends up flowing into watershed creeks and rivers and then into Lake Simcoe.

A growing population and increased urbanization are expanding our reliance on salt to maintain public safety. Unless we make some changes, our reliance on salt will continue to grow and our environment threatened as a result.

### The Damaging Effects of Excess Salt

In rivers and streams, excess salt negatively impacts the plants, insects, and fish that live there. Fish maintain a salt and water balance in their bodies by a process called "osmoregulation" which moves water into or out of their cells.

While some fish species live in saltwater and others in freshwater, many are unable to adapt to changes in salinity (salmon and eels are some of the exceptions).

### Did You Know...

Chloride levels have been found to be steadily increasing across the Lake Simcoe watershed.





When a freshwater fish is placed in a salty environment, their cells lose water trying to balance against a higher salt content, become dehydrated, and cause organ failure (think of a marathon runner or cyclist who doesn't drink enough during a hot summer race). Sudden or prolonged exposure to saltwater can kill our freshwater fish!

Saltwater fish are adapted to the high salt content, but can become over hydrated and die if placed in freshwater. At the same time long term low level exposure to higher than normal salt levels can also impact aquatic organisms by affecting developmental processes or interfering with key life cycle stages.

On land, salt damages roadside vegetation and stunts or deforms the growth of trees. In urban areas, these are the same trees that are carefully planted and maintained for their benefits: stormwater management, pollution reduction, aesthetic value, and others. Accumulations of salt along the sides of roads also attract animals, increasing incidences of collisions.

## How much is too much?

The Canadian government has established water quality guidelines that define the levels at which chloride effects aquatic life. There are two different guidelines: a level for chronic exposure and another for acute exposure. Chronic or long-term exposure is a maximum of 120 milligrams of chloride per litre of water. The exposure limit for acute or short-term exposure is 640 milligrams of chloride per litre of water. Severe effects to aquatic

life can be expected in as little as 24 hours when the acute exposure is exceeded. By comparison, isolated lakes that are not affected by chloride register as little as 7 milligrams per litre.

### Salt Chronic Exposure Guideline

120 milligrams of chloride per liter of water (120 mg/L)

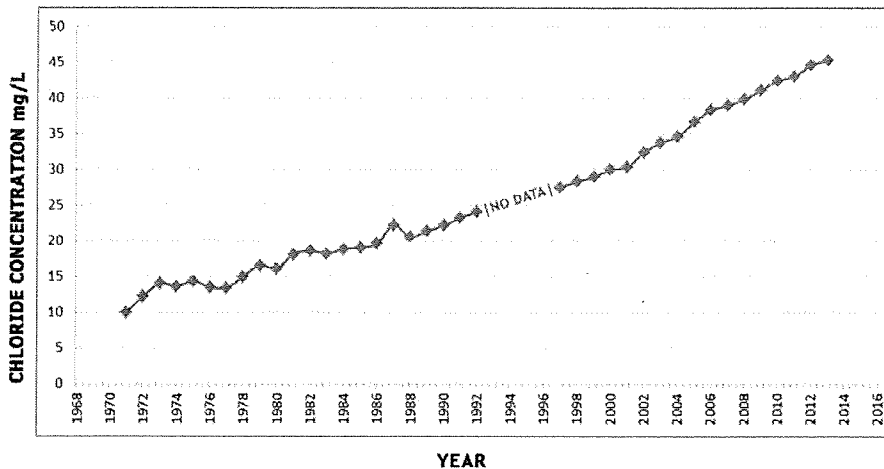
### Salt Acute Exposure Guideline

640 milligrams of chloride per litre of water (640 mg/L)

## Chloride Levels Increasing

LSRCA scientists monitor chloride levels at 21 different locations on the tributaries of Lake Simcoe and an additional 17 stations in the lake itself. What they're finding is a long-term trend towards increasing chloride levels

## Lake Simcoe - Average Annual Chloride Concentration



Graph shows chloride concentrations in Lake Simcoe from 1971 to present. Concentrations can be seen to be increasing at a fairly constant rate of 0.7 mg/L per year. At this rate, concentrations will exceed the chronic exposure guideline by the year 2120.

at most stations. The result is an increase in lake concentrations of approximately 0.7 mg/L per year. The average concentration in 2013 was 45.24 mg/L. At this rate, with the current level of development, our lake will exceed the chronic chloride guideline by the year 2120. While that seems a long way off, it means there is time to make changes that will protect the lake for future generations.

## Chloride Monitoring Stations (Average Annual Concentration)

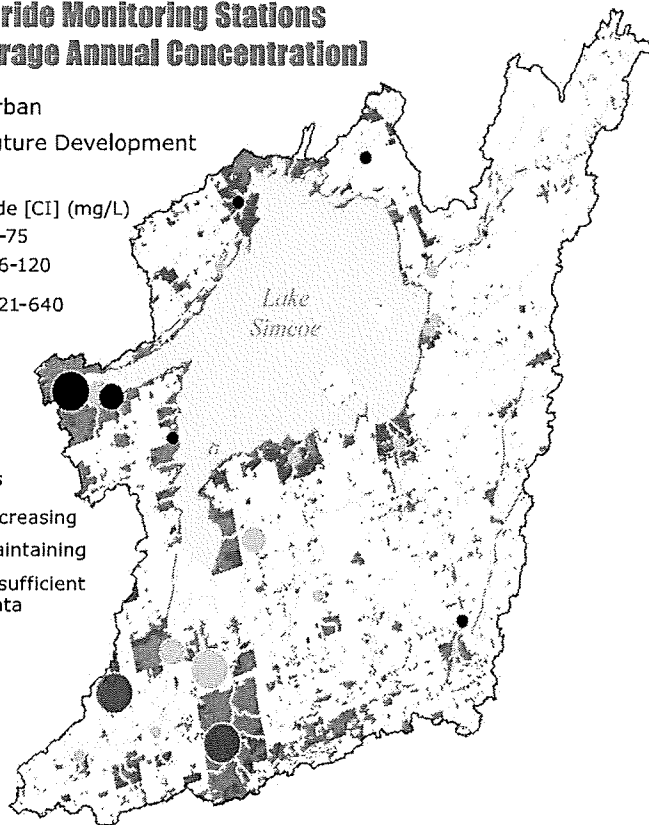
Urban  
Future Development

Chloride [Cl] (mg/L)

○ 0-75  
○ 76-120  
○ 121-640

Trends

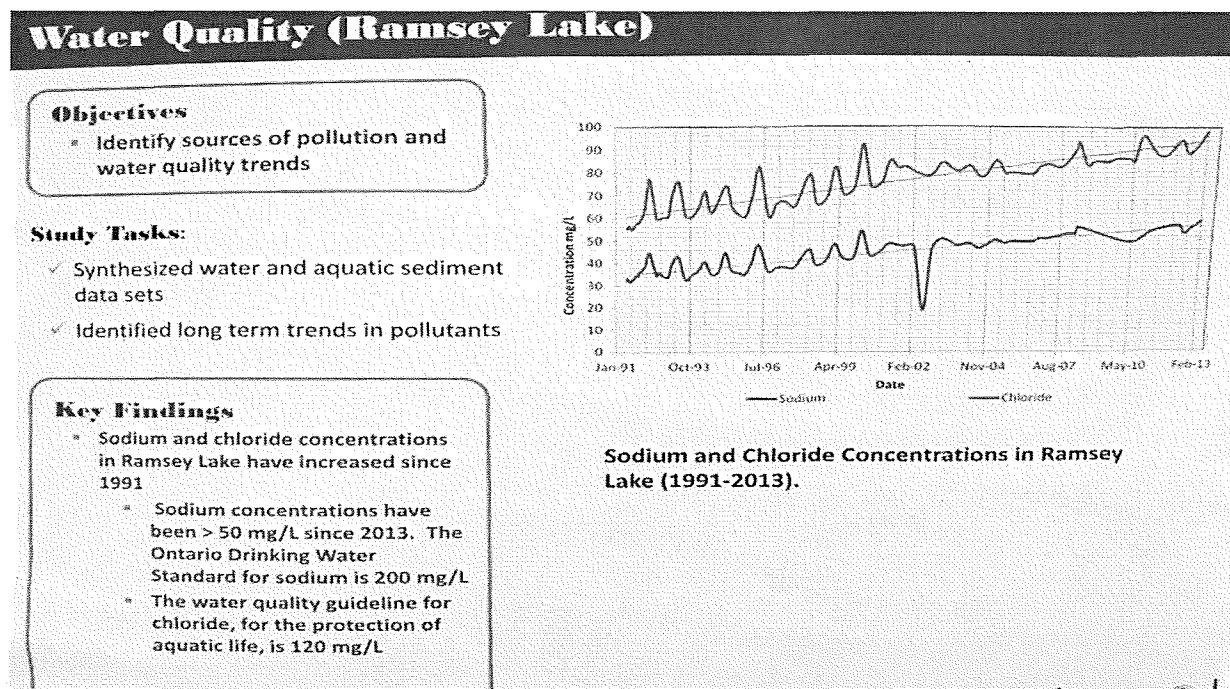
● Increasing  
● Maintaining  
● Insufficient Data



Nearly all stations, urban and rural, show an increasing trend in chloride concentrations over the long term, indicating the wide spread increase in winter salt application. Encouragingly, some stations are showing a slowing of this trend in the short-term data.

## Growing Salt Levels in Lake Ramsey – A growing Concern

The Sudbury Ramsey Lake Sub- Watershed Study recognizes increasing sodium and chloride levels in Lake Ramsey with sodium levels in excess of 50mg/L considerably above the 20mg/L level which **Ontario Drinking Water Regulation (170/03)** says could put those on sodium restricted diets at risk and which some Health Units (see notice below) inform the public with posted notices in public venues (more information on reverse). The study, however, only quotes the 200 mg/L provincial limit at which water actually tastes “salty”.



North Bay Area Health Unit

1-800-563-2808  
[www.myhealthunit.ca](http://www.myhealthunit.ca)

## Drinking Water Advisory Public Notice

**This notice is to advise you that the water may be unsafe for persons on sodium restricted diets.**

The water at this site has been tested for sodium and levels exceed 20 mg/l. Levels above 20 mg/l might be unsafe for persons on sodium restricted diets.

To ensure safe drinking water the Medical Officer of Health recommends: *If you are on a sodium restricted diet use water obtained from an alternate safe drinking water source.*

See over for more detailed information on this situation.

## **Salt in the Sudbury Environment – An Inconvenient Reality:**

**The Greater Sudbury Watershed Alliance (GSWA), The Ramsey Lake Stewardship Committee and the Minnow Lake Restoration Group have addressed the issue of increasing sodium and chloride levels in Ramsey Lake through letters and e-mails to the Ministry of the Environment and Climate Change and the city of Greater Sudbury.**

**Of significant concern is the Sub-Watershed study “omission” of the Ontario Drinking Water Systems Regulation (170/03) of 20mg/L at which level persons on sodium restricted diets could be at risk. The current level in Lake Ramsey is over 50mg/L. The Ramsey Sub- Watershed study only currently references the 200mg/L aesthetic level at which water tastes salty and chloride (the other element of road salt) at 120mg/L, the level at which aquatic life can be harmed. The current chloride level is almost 100 mg/L. As there are no effective mitigation or treatment measures available, levels of both sodium and chloride can be expected to rise over time. Even with current levels of road salt application it can be projected that Lake Ramsey water would be undrinkable eventually by even those with no health problems and aquatic life harmed even earlier. It is felt that the Watershed study should recognize the 20mg/L level at which those on sodium restricted diets can be affected and consider in their recommendations measures to address this concern such as reduced development in the watershed that could increase the use of salt.**

**According to current city salt application levels the expanded road surface of the reconstructed Second Avenue will result in approximately five additional tons of road salt into the watershed and subsequently Lake Ramsey annually. City planned new roads and widening of roads around the lake will contribute tons more salt yearly and this concern has been reflected in letters to the MOECC and the City.**

**The proposed Events Centre on the Kingsway, it was recently learned, will also have a portion of the property in the Ramsey Watershed. 1500 to 2500 hundred parking spots are being considered which will result in potentially 25 more tons of salt yearly into the environment, a portion into the Lake Ramsey Watershed. Note: Now up to 7000 parking spaces could be developed with subsequent more salt entering the watershed.**

**There is no way practical way to remove salt from the environment including holding ponds etc. as once in the watershed the salt will eventually enter waterways including streams and lakes. There is no practical substitute for road salt.**

**We are most interested in what the Ramsey Lake Sub-Watershed study will recommend with respect to protecting the environment and in particular with increasing salt levels.**

Dear Sir/Madam,

I want to register my objection, in the strongest possible terms, to the plan to create an Entertainment District on the Kingsway.

The process followed to arrive at this decision is so aberrant and lacking in any logic that it defies description. Indeed, some of the behaviors exhibited by the elected representatives who voted in favor of this plan are so nonsensical that any outside observer cannot help but wonder whether their motivation was unduly influenced by a desire for personal gain, rather than a true concern for the well-being of the city.

Take a long, hard look at this situation. On one side, you have a wealthy developer and a small coterie of allies with access to the levers of power. On the other side you have a massive group of individuals representing a true cross-section of the entire population, from across the political spectrum. How on earth can you claim to be acting in a democratic manner when you are subverting and ignoring the most basic precepts of participatory democracy? Even if the mass of evidence were not in favor of the downtown option – and the evidence is overwhelmingly in favor of it – the strength of the opposition should give you pause.

Proceeding with this plan will poison relations between Council and the citizens for decades. Those who stood for this plan will be regarded as incompetent, at best. Do not inflict this on our community!

Major Ray Wiss, M.D.



Please forward to the Planning Committee for the January 22 meeting.

1. Sudbury already has an entertainment district – the downtown. Kingsway/Barrydowne might be considered a second one. WHY BUILD ANOTHER ONE FROM SCRATCH 3 KM AWAY FROM ANYTHING?
2. If you on the Planning Committee continue supporting the proposed Kingsway development, then please have the decency to also support disbanding your committee. You don't follow planning best practices; you don't following the city's official plan; you don't follow consultants' recommendations; you interpret rules in wildly unprofessional ways (for example, the activities you consider public consultations are a complete joke).

Chuck Jacobs  
Skead

We 100% agree to have the arena & casino on the Kingsway site. It's about time our city got into this time zone.

Philip &

Myrna Pharand

Sudbury Ont.

Hello,

I am opposed to the rezoning of the Kingsway in order to allow for the building of a casino. In fact, I am OPPOSED to have a full casino anywhere in Sudbury. Here is the text of a letter I sent to former Mayor, Marianne Matichuk on July 9, 2013. My feelings have not changed. Thank you.

Melanie Tincombe

July 9, 2013

Mayor Marianne Matichuk

City of Greater Sudbury

Tom Davies Square

200 Brady St.

Sudbury, ON P3A 5P3

Mayor Matichuk,

I am writing to voice my opposition to having an OLG casino in Sudbury. Having worked in the counselling field I have witnessed the effect of addictions on individual lives and families. While it is true that some people are able to throw their money away at casinos without adverse financial and personal consequences, this is not the case for many. Why put a huge number of people at risk for a tax grab? Most of the funds generated by a casino would come from the pockets of lonely, isolated people on fixed incomes. As they deplete their limited resources, they will become a financial and social burden on our city. Do you really want to have a role in this destruction?

With respect to the economy of Sudbury, I honestly do not see how there would be any benefit. When people spend their money at a casino, they have fewer resources to pay for other commodities and services. Many small businesses in Sudbury would suffer. If you think that busloads of tourists are going to come to Sudbury to gamble at a casino, I think you are mistaken.

In addition to my concerns about the financial and social impact of having a casino in Sudbury, I would also like to comment on the lack of vision coming from you and other municipal decision makers. As someone who grew up in Sudbury, you have seen how the city has been transformed over the past 30 years. I would rather see visitors drawn to Sudbury for its beautiful lakes, lush forests, recreational trails, inspired artists and friendly people rather than a giant slot machine that takes your money and leaves you mindless, disconnected and numb.

I am a very proud Sudburian. If we get a casino, I will be disappointed and ashamed. Casinos are a cop out and a quick fix that wreak long-term destruction. With all due respect, may I suggest that you focus your attention on finding creative and inspired ways to support the economic fabric of our city.

Thank you for your attention.

Melanie Tincombe

[REDACTED]

[REDACTED]