

## Request for Decision

**Applications for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc**

Presented To:	Planning Committee
Presented:	Monday, Jun 22, 2015
Report Date	Tuesday, Jun 09, 2015
Type:	Public Hearings
File Number:	751-6/11-6 & 780-6/11003

### Resolution

#### Recommendation #1

THAT the City of Greater Sudbury approves the application by 1721074 Ontario Inc. to change the zoning classification from "FD", Future Development to "R1-3(S)", Low Density Residential One Special, "R3", Medium Density Residential, "R3(S)", Medium Density Residential Special, "P", Park and "OSC", Open Space Conservation Zones in order to permit the development of a 54 lot single detached residential subdivision and three (3) multiple dwelling blocks with 93 multiple dwelling units (147 units total) on those lands described as PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1 Concession 2, Township of McKim subject to the following conditions:

1. That the applicant provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.
2. That the lands on the draft plan of subdivision be rezoned as follows:
  - i) Lots 1 to 56 excluding Lots 20 and 21 be zoned "R1-3(S)", Low Density Residential One Special;
  - ii) That Blocks C, D and E be zoned "R3(S), Medium Density Residential Special;
  - iii) That Block B and Lots 20 and 21 be zoned "P", Park; and
  - iv) That Blocks A, F, G and H be zoned "OSC", Open Space Conservation.
3. That the amending by-law for the lands to be zoned R1-3 Special include the following site-specific provisions:
  - i) That the minimum lot frontage shall be 23 metres;

#### Signed By

**Report Prepared By**

Alex Singbush  
Senior Planner  
*Digitally Signed Jun 9, 15*

**Reviewed By**

Eric Taylor  
Manager of Development Approvals  
*Digitally Signed Jun 9, 15*

**Recommended by the Division**

Mark Simeoni  
Acting Director of Planning Services  
*Digitally Signed Jun 9, 15*

**Recommended by the Department**

Paul Baskcomb  
General Manager of Growth & Development  
*Digitally Signed Jun 9, 15*

**Recommended by the C.A.O.**

Bob Johnston  
Interim Chief Administrative Officer  
*Digitally Signed Jun 10, 15*

- ii) That a shoreline buffer area extending a distance of 30 metres from the high water mark shall be maintained in a natural vegetative state;
- iii) That the clearance of natural vegetation within the shoreline buffer area shall be limited to a maximum width of 3 metres;
- iv) That a maximum building setback be established for lots 7 to 17, lots 26 to 29, and lots 54 and 55, being 35 metres from the front lot line;
- v) That no buildings or structures shall be permitted on lots 7 to 17 between the shoreline buffer area and the maximum building setback;
- vi) That no buildings or structures shall be permitted on lots 26 to 29, 54 and 55 beyond the maximum building setback;
- vii) That all lots are designated as an area of "Site Plan Control" pursuant to Section 41 of the Planning Act, RSO 1990, Chapter P.13.

4. That the amending by-law for the lands to be zoned R3 Special (Blocks C, D and E on the draft plan) include the following site-specific provisions:

- i) That a maximum of 34 dwelling units shall be permitted on Block C and a maximum of 34 dwelling units on Block D and a maximum of 25 dwelling units on Block E; and,
- ii) That the maximum building height on Blocks C and D shall not exceed five (5) storeys, and shall be limited to three (3) storeys of dwelling units over two (2) storeys of structured parking;

#### Recommendation #2

THAT the City of Greater Sudbury Council's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Section 51 (20) of the Planning Act, and subject to the following conditions:

1. That this draft approval applies to the draft plan of subdivision of PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1 Concession 2, Township of McKim as shown on a plan of subdivision prepared by S. A. Kirchhefer Limited and dated March 20, 2015.
2. That the final plan to be submitted for registration shall be revised to the satisfaction of the Director of Planning Services as follows:
  - i) That the western boundary of Lot 56 be revised to limit the area of the lot in the floodplain.
3. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning provided that:
  - i) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
  - ii) All agencies agree to registration by phases and provide clearances, as required, for each phase.
4. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Development and the General Manager of Infrastructure Services.
5. That the street(s) shall be named to the satisfaction of the Municipality.

6. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
7. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
8. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
9. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
10. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
11. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
12. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Infrastructure Services that sufficient sewage treatment capacity and water capacity exist to service the development.
13. That this draft approval shall lapse three (3) years from the date of the draft approval.
14. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83 (CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
15. That Blocks B, F, G, H and Lots 20 and 21, as generally indicated on the plan, be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act, to the satisfaction of the Director of Planning Services, Director of Leisure Services, and the City Solicitor.
16. That Block A, as generally indicated on the draft plan as being largely within the flood plain, along with the area indicated for storm water treatment be dedicated to the City of Greater Sudbury for open space and stormwater management purposes to the satisfaction of the General Manager of Growth and Development and the City Solicitor.
17. Prior to any site alteration or construction on the subject lands, the owner shall demonstrate to the satisfaction of the Director of Planning Services that all requirements set out by the Ministry of Natural Resources under the Endangered Species Act have been satisfied.
18. That the owner shall, to the satisfaction of the Director of Planning Services, replace the 2,500 (total) seedlings of jack pine and red pine, as required by policy 9.4.2 of the City's Official Plan, that were planted on the subject lands by the City's Regreening Program in 1999.
19. The owner shall finalize the Traffic Impact Study by Tranplan Associates to the satisfaction of the Director of Roads and Transportation to address the total number of dwelling units approved, and a traffic

signal warrant analysis and a roundabout analysis at the intersection of South Bay Road and Ramsey Lake Road.

20. The owner shall be required to participate in the cost of any improvements identified in the final approved Traffic Impact Study, to improve level of service, to the satisfaction of the General Manager of Infrastructure Services.

21. The owner shall contribute \$42,000 towards the completion of a Class Environmental Assessment to review possible alternatives for traffic improvements to the satisfaction of the General Manager of Infrastructure Services.

22. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions including an elevation of the water table within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads to a twenty (20) year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

23. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.

24. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall specifically establish how the quality of storm water generated within the subdivision will be controlled to achieve 85% total suspended solids removal of the 50 micron particle size for a 1 in 2 year storm event. The stormwater treatment facility shall have approved pretreatment devices for petroleum and floatable interception. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The regional storm overland flow route must be clearly delineated on the plan(s). The regional storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks and the plans) must show the overland flow outlets to the lake. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

25. The owner shall prepare a stormwater conveyance report and plans to demonstrate how the upstream major storm drainage area can be routed from Block F across the future road and across Keast Drive to Ramsey Lake. Said report shall detail the installation of regional storm culverts across the future road and across Keast Drive at the intersection of Keast Drive and South Bay Road.

26. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.

27. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury



Engineering Standards at the time of submission.

28. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.

29. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.

30. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.

31. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.

32. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

33. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.

34. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. A Sanitary Sewer Design Report must be provided prior to the submission of servicing plans from the owner's engineer to confirm pipe sizing, lift station sizing and the required lift station capacity. This report must detail the amount of sewage that will be generated from this development to be discharged into the existing system. Any downstream improvements that must be made to accommodate sewage flows from this development will be borne totally by the owner.

35. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.

36. That sidewalks be constructed on one (1) side of the entire length of Streets A and B to the satisfaction of the Director of Planning Services.

37. That the owner shall construct a paved shoulder on the north side of Keast Drive and South Bay Road across the frontage of the property to the satisfaction of the Director of Planning Services.

38. That the stormwater master plan and lot grading plan be reviewed and approved by Conservation Sudbury (Nickel District Conservation Authority).

39. That prior to the signing of the final plan, the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.

40. A soils report prepared by a qualified geotechnical professional shall be submitted for review to the

satisfaction of the Chief Building Official documenting construction parameters for the residential structures such as soil bearing capacity, frost cover for foundations and groundwater table characteristics effecting sub-soil foundation drainage and sump pump design.

41. That the development shall require a Subdivision Agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

- a. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
- b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
- c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - i. Pre-blast survey of surface structures and infrastructure within affected area; ii. Trial blast activities; iii. Procedures during blasting; iv. Procedures for addressing blasting damage complaints; v. Blast notification mechanism to adjoining residences; and, vi. Structural stability of exposed rock faces.
- d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e. Should the developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

## **CHRONOLOGY OF PROPOSAL**

March 2011, Original Application:

67 single detached lots

24 multiple units in two 3 storey buildings

91 total units

February 2013, Stage 1 Public Hearing:

63 single detached lots

72 multiple units in one 3 storey building and two 5 storey buildings

135 total units

April 10, 2015, Revised Application:

56 single detached lots

115 multiple units in one 3 storey building and two 7 storey buildings

171 total units

## June 2015, Stage 2 Public Hearing Staff Recommendation:

In this report, staff is recommending that the total number of units be reduced from 171 to 147, reflecting a net density of 10 dwelling units per hectare consistent with the Official Plan Policies for the South Peninsula of the Ramsey Lake Policy Area. Staff is also recommending that the height of the proposed multiple dwelling buildings on Blocks "C" and "D" be reduced from seven to five storeys in height. Proposed Lots 20 and 21 are recommended to be transferred to the City as part of the parkland dedication reducing the number of single detached lots from 56 to 54.

54 single detached lots

93 multiple units in one 3 storey building and two 5 storey buildings

147 total units

## STAFF REPORT

### Applicant:

1721074 Ontario Inc.

### Location:

PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1 Concession 2, Township of McKim, Keast Drive, Sudbury

### Application:

1. To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD", Future Development to "R1-4", Low Density Residential One, "R3", Medium Density Residential, "R3(S)", Medium Density Residential Special, "P", Park and "OSC", Open Space Conservation Zones in order to permit the development of a 56 lot single detached residential subdivision and three (3) multiple dwelling blocks with 115 multiple dwelling units.
2. To subdivide the subject property into 56 lots, three (3) blocks for multiple residential dwellings, and open space and park blocks.

### Public Consultation:

A notice of complete application was mailed to property owners and tenants within the surrounding area on August 1, 2012. The statutory notice of the public hearing was provided by newspaper along with a courtesy mail out to property owners and tenants within a minimum of 120 metres of the property. The applicant held neighbourhood information meetings on November 21, 2012 and on May 1, 2014 at the Living with Lakes Centre.

The first public hearing on the application was held before the Planning Committee on February 11, 2013. The staff report considered at the first public hearing is attached for the Committee's reference along with the minutes of the meeting. At the first public hearing eleven (11) members of the public spoke on the application. Concerns raised by the public included potential environmental impacts to Ramsey Lake, development in natural wetlands and floodplains, and traffic.

At the first public hearing, the Planning Committee resolved:

"THAT the City of Greater Sudbury receive the comments and submissions made at the public hearing on Files 751-6/11-6 and 780-6/11003;

AND THAT staff complete their review of files 751-6/11-6 and 780-6/11003 by 1721074 Ontario Inc. and

schedule a second public hearing on this matter before the Planning Committee, when complete.”

Since the first public hearing, the applicant submitted a revised proposal to the City. The original and revised proposals are described in the following section of this report.

#### First Public Hearing Proposal:

The applicant’s original proposal included the development of a subdivision with 63 single family lots and three multi-family blocks for 72 condominium units (135 units total). Two of the proposed condominiums (Blocks C and D) were proposed to have 30 units each, on five (5) floors, and the third (Block E) was proposed to have 12 units on three (3) floors. Three blocks for parkland, trails, and stormwater management were proposed.

Stormwater management was proposed to be located entirely within the floodplain, and seven (7) waterfront lots on the north end of the plan extended across the Creighton Fault. Eight (8) lots at the south east corner of the plan, lots 1 to 7 on the internal street and lot 62 on Keast Drive, were substantially located within the floodplain.

Access to the site was proposed via frontage on South Bay Road and a roadway running north from Keast Drive, east of South Bay Road, with connections to undeveloped streets, Arcadia Terrace and Arlington Boulevard, in an undeveloped plan of subdivision, Plan M-423.

#### Current Proposal:

Following the first public hearing, the applicant revised their proposal. The current proposal increases the total amount of open space proposed with additional open space proposed at the southern end of the plan, at the west side of the plan at the property’s highest elevations, and the majority of the Ramsey Lake waterfront north of the Creighton Fault. The plan revises the location of the stormwater treatment area, moving it to the west and partially out of the floodplain, and provides for an additional road connection at Arbour Court/South Bay Road.

The number of dwelling units proposed has increased from 135 units (63 single family lots and 72 condominium units) to 171 units (56 single family lots and 115 condominium units). The condominium buildings proposed for Blocks C and D have increased in height from five (5) floors in the original proposal to seven (7) floors with two floors proposed for use as structured parking.

The revised proposal includes 29.4 percent of the site as open space in comparison to 12.9 percent in the first public hearing proposal.

The applicant submitted a planning rationale in support of the application which also proposes the following development restrictions:

1. Establishing a shoreline and vegetation buffer area of 30 metres from the high water mark for lots 7 to 16, wherein development and vegetation clearing will be prohibited and where the shoreline disturbance area will be limited a 3 metre width on the lot;
2. Establishing a maximum building envelope setback of 35 metres from the street line for lots 7 to 17, lots 26 to 29, and lots 54 and 55; and
3. Establishing no-build areas on lots 7 to 17 between the shoreline buffer area and the maximum building envelope setback;
4. Establishing no-build areas on lots 26 to 29, 54 and 55 beyond the maximum building envelope setback; and
5. Limiting vegetation clearance beyond the regulatory front yard setback for all other lots.

The applicant has submitted the following reports in support of the application which have been reviewed by staff at the City and other agencies:

- Ramsey Estate Subdivision Development On Keast Street at South Bay Road Traffic Impact Study City of Greater Sudbury (November 2012) prepared by Tranplan Associates.
- Final Report on Stage 1 and Stage 2 Archaeological Assessment of the Ramsey Estates Subdivision on Ramsey Lake, City of Greater Sudbury (January 19, 2012) prepared by P. Julig.
- Species-at-Risk Inventory and Amphibian Survey, University Park, Keast Drive (July, 2013) prepared by exp Services Inc.
- Environmental Impact Study, Proposed University Park Subdivision, Sudbury, Ontario (October, 2013) prepared by DST Consulting Engineers Inc.
- University Park Subdivision – Keast Drive – Response to Comments on DST Consulting Engineers' Environmental Impact Study (December 6, 2013) prepared by DST Consulting Engineers Inc.
- Environmental Impact Study (EIS), Proposed University Park Subdivision, Sudbury, Ontario – Addendum #1 – Wetland Delineation, Shoreline Walkthrough and Whip-poor-will Survey (July 18, 2014) prepared by DST Consulting Engineers Inc.
- Proposed Ramsey Estates Subdivision Supplemental Information in Support of a New Subdivision under a Comprehensive Planned Unit Development (November 26, 2012) prepared by DST Consulting Engineers Inc.
- Planning Rationale: Comprehensive Planned Unit Development and Zoning By-law Amendment, University Park, Keast Drive, Sudbury, ON (October 2, 2014) prepared by J.L. Richards & Associates Limited and the accompanying University Park Development Proposed Residential Development plan (May 10, 2014) prepared by S. A. Kirchhefer Limited.
- University Park Development Proposed Residential Development plan (March 20, 2015) prepared by S. A. Kirchhefer Limited.
- Correspondence to the Nickel District Conservation Authority in support of a Section 28 Application (August 31, 2013) including a Stormwater Management Plan prepared by S. A. Kirchhefer Limited (August 21, 2013).

### **Site Description and Surrounding Land Uses**

The subject lands are approximately 19.34 ha (47.79 acres) in size with 491.59 m (1,612.9 ft.) frontage on South Bay Road and Keast Drive and about 696 m (2,283 ft.) of water frontage on Lake Ramsey. The subject property is mostly forested, and the topography is comprised of a series of bedrock hills and valleys and a lowland area in the vicinity of Block A, which is mostly flood plain. The Creighton Fault runs across the north of the property with an approximate 22 m drop to the shore of Lake Ramsey. All of the lands are currently undeveloped.

Existing waterfront lots along Keast Drive, east of the subject property and along the South Bay of Lake Ramsey (south of the subject property) contain single detached dwellings. West of the subject property there is undeveloped land, most of which forms part of a registered plan of subdivision (Plan M-423) as seen on the attached zone map.

### **Official Plan**

#### **Living Area 1**

The Official Plan for the City of Greater Sudbury designates the site "Living Area I".

Living Area I permits low, medium and high density developments in forms ranging from single detached dwellings to apartment buildings. Section 3.2.1 provides that rezoning applications in Living Area I communities shall be considered based on the following criteria:

- a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;
- b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
- c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d. the impact of traffic on local streets is minimal.

The Living Area I designation also has the following phasing policies in Section 3.2.2:

- 1. New development in Living Area I will occur adjacent to existing built-up urban areas. Emphasis shall be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- 2. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies shall be considered at the time of application review:
  - a. the proposed development represents a contiguous expansion within the Living Area I designation;
  - b. the proposed development represents a logical utilization of existing municipal and social infrastructure;
  - c. the proposed development completes or rounds out existing neighbourhood plans with respect to road connections, waterline looping, and public service facilities such as schools and recreation facilities; and,
  - d. the area is experiencing growth pressure as evidenced by adjoining development and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.

#### South Peninsula of the Ramsey Lake Policy Area

The subject lands are within the South Peninsula of the Ramsey Lake Policy Area, Section 21.5 of the Official Plan. This section of the Official Plan indicates, in part, that:

- 1. Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as Living Area I on the South Peninsula of Ramsey Lake (i.e., all those Living Area I lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as Living Area II):
  - a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available.
  - b. In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m<sup>2</sup> or 10,764 ft<sup>2</sup> of land per unit) even after sewer and water services are available.
- 2. To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have minimum road and water frontages of 30 metres (100 feet). Backshore lots created by severance shall also have road frontage of 30 metres. For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:
  - a. that public open space be provided beyond what is normally required under parkland dedication;

- b. that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;
  - c. that the visual quality of higher elevations of the area from the lake are preserved and enhanced; and,
  - d. that private and public open spaces are linked and integrated such that trail systems could be developed easily.
3. Comprehensive Planned Unit Development provisions shall apply only when municipal services are available for that area.

Other policies of the Official Plan that are relevant to the application are those respecting:

#### Parks and Open Space (Section 7.2.1)

The Official Plan includes policies requiring the dedication of land for park or other recreational purposes as a condition to the approval of a residential subdivision or consent at five (5) percent of the land area or cash-in-lieu of accepting the conveyance. All lands conveyed as part of parkland dedication must be suitable for recreation purposes and acceptable to the City.

In order to ensure that public access is available on waterbodies in the City, subdividers of shoreline property shall be required to convey lands which encompass at least five percent of the useable shoreline. Further, the plan indicates that special consideration shall be given to those developments that convey more than five percent of the shoreline for public use.

#### Stormwater (Section 8.6)

The Official Plan recognizes the need to control the quality of storm water runoff to reduce erosion and flooding and to improve the quality of runoff to streams, rivers, lakes, groundwater and the City's drinking water resources. A storm water report will be required as a part of the subdivision agreement for the development. The details of the stormwater management plan for the site and the maintenance protocol will be finalized as a part of the subdivision agreement and subsequent site plan control agreements.

#### Natural Environment (Section 9.0)

It is the objective of the Official Plan's Natural Environment policies to achieve a balanced relationship between development and the natural environment by preserving natural features and areas. Environmental Impact Studies are required to demonstrate that proposed developments will not negatively impact significant natural heritage features and areas or ecological functions present on or adjacent to proposed development sites.

The applicant submitted a Species at Risk Inventory and Amphibian Survey on August 15, 2013 and an Environmental Impact Study on October 21, 2013. Detailed comments from the City's Manager of Environmental Planning Initiatives are set out later in this report.

#### Road Improvements (Section 11.2.2)

The City's Official Plan recognizes that sidewalks, bike lanes, and paths, and walking trails need to be fully integrated components of the overall transportation system along with public transit facilities including stopping bays. New developments that may affect the function of municipal roads may require traffic impact studies to assess such impacts and to propose mitigating measures.

The applicant submitted a traffic impact study for the development on November 20, 2012. Detailed comments from the City's Roads and Transportation Section are set out later in this report.

### Sewer and Water (Section 12.2)

The Official Plan includes policies addressing the requirement that water and sewer capacity are adequate to service the development and that proponents of developments will upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards, including the adequacy of fire flows. Development Engineering has advised that the provision of municipal water and sewer to serve the site will be borne by the owner, in accordance with the Official Plan.

### Community Design (Section 14.2)

The Official Plan includes policies to promote a high standard of community design. Wherever possible, natural features and functions should be integrated into the urban landscape in order to preserve and promote the City's natural beauty and ecology.

### Built Heritage and Natural Environment Feature Integration (Section 14.4)

The Official Plan includes policies with respect to the integration of new development and redevelopment with existing built form and natural features to ensure the cohesiveness of neighbourhoods and the integrity of streetscapes. Natural features are to be retained and integrated into proposed developments.

Urban landform features such as rock outcrops and hilltops provide visual assets that contribute to defining the image of Greater Sudbury. New developments that are proposed on or near an urban landform feature are to ensure, to the satisfaction of Council, that there will be no significant change to the visual asset provided by the landform feature.

### Housing (Section 18)

The Official Plan recognizes that adequate and affordable housing for all residents is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development. Official Plan policies are designed to improve the availability of housing for all current and future residents of the City.

The plan encourages a diverse supply of housing types and tenures by promoting a full range of housing types including smaller units to accommodate the growing number of smaller households; and to promote a range of housing types suitable to the needs of seniors.

The Official Plan suggests that the types of housing to be developed should be comprised of a mix of single detached dwellings, semi-detached dwellings and apartment dwellings. The proposal would assist the City in achieving its suggested target for apartment units in the future.

### Comprehensive Planned Unit Development (Section 20.7)

In order to take advantage of the development potential of difficult sites, encourage infilling, and promote innovative development that might not be otherwise permitted under the Zoning By-law, a Comprehensive Planned Unit Development (CPUD) provision is established by the Official Plan.

In considering an application under the CPUD provision, the Official Plan indicates that Council shall have regard to the following factors beyond the normal rezoning criteria:

1. The use of the CPUD approach enables the preservation of unique environmental features, natural landscape, natural vegetation and topography on the site;
2. The CPUD approach complements the natural character and built form of the surrounding area; and,
3. The CPUD approach shall provide the opportunity for dedicating a significant public parks and open space allotment beyond the required minimum.



Further, through rezoning, Council may impose conditions or permit exemptions deemed appropriate in accordance with detailed development plans that do not necessarily conform to the provisions of a standard zoning district of the Zoning By-law. Council may also pass a by-law under the Planning Act authorizing increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.

CPUD developments are subject to site plan control in order to implement the design criteria for the proposed CPUD. Urban design principles central to the intent of the CPUD approach include:

1. The built form shall complement and blend with the natural topography. The design of the built form and its associated open space should be sensitive to the terrain and micro-ecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved.
2. Significant viewpoints and the visual quality of higher elevations of the area are to be preserved and enhanced.
3. The design and construction techniques used for development on slopes and higher elevations shall have regard for the natural terrain by minimizing the need for blasting and rock removal or the use of rock walls to stabilize the slope of a site. Site designs that respect natural slope contours and existing natural features, and utilize landform modifications that blend with the natural topography are encouraged.
4. The public and private open space elements shall be linked and integrated such that pedestrian walkway and bicycle trail systems linking streets, activity centres and open space systems could be easily developed.
5. Where incompatible land uses are found on abutting properties, the landscape plan shall illustrate how vegetation, berms or natural features will be used to buffer abutting sites.

### **Ramsey Lake Community Improvement Plan**

The Ramsey Lake Community Improvement Plan, adopted by the Regional Municipality in 1992, established a long term vision for the Ramsey Lake Area and proposed a set of programmes and development projects to guide future development in the plan area. The Ramsey Lake Community Improvement Plan, in part, was incorporated into the current Official Plan's policies with respect to the South Peninsula of the Ramsey Lake Policy Area, Section 21.5 of the Official Plan.

The Community Improvement Plan indicates intent to secure portions of the subject lands, referred to as Parcel 23065-A, for public use.

The policies of the plan indicate that in the areas designated for comprehensive planned unit development in the Arlington Area, which include the subject lands, the density limit of 8 units/gross hectare, equivalent to 10 units/net hectare, is not to be exceeded and that no building shall exceed three stories in height. The Plan's policies also indicate that for plans of subdivision proposed to be developed under the provisions of CPUD that road or water frontages of not less than 23 metres may be permitted provided that the development provided significant public amenities to further the goals and objectives of the plan. As a general principle, the Plan indicates that within CPUDs frontages should not be less than 23 metres (75 feet) and minimum lot areas shall be 1000 m<sup>2</sup> (10,764 sq. feet.).

In evaluating CPUD proposals, the plan indicates that:

- a) That public open space be provided beyond what is normally required under parkland dedication;
- b) That the development is sensitive to the terrain and microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are

preserved;

c) That the visual quality of higher elevations of the area from the lake are preserved and enhanced;

d) That private and public open spaces are linked and integrated such that trail systems could be developed easily;

### **Final Report of the Green Space Advisory Panel, 2010**

The Green Space Advisory Panel's mandate included identifying natural areas in need of municipal protection. The Panel developed a rating system to assist Council in establishing acquisition priorities for parks and open space. The Panel's final report identified the Keast (Creighton) Fault Zone, located on the subject lands, as a waterfront/fault feature in private ownership with a high conservation value, a moderate recreation value, as lands zoned for development, and as a high acquisition priority for the City.

### **Provincial Policy Statement, 2014**

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the PPS. Since the first public hearing on this application in 2013 a new Provincial Policy Statement has come into effect and the 2014 Provincial Policy Statement applies.

The following policies of the PPS are relevant to the application:

Policy 1.1.1 relating to sustaining healthy, liveable and safe communities;

Policy 1.1.2 relating to land availability;

Policy 1.1.3 relating to settlement areas;

Policy 1.4 relating to housing;

Policy 1.5 relating to public spaces, parks and open spaces;

Policy 1.6 relating to infrastructure and public service facilities;

Policy 2.1 relating to natural heritage;

Policy 2.2 relating to water;

Policy 2.6 relating to Cultural Heritage and Archaeology; and

Policy 3.1 relating to Natural Hazards.

Staff has reviewed the proposed development with respect to the above policies and is satisfied that it is consistent with the Provincial Policy Statement.

### **Growth Plan for Northern Ontario**

The Growth Plan for Northern Ontario, approved under the Places to Grow Act in March 2011, establishes a strategic policy framework to guide decision-making and investment planning in Northern Ontario. Part 4 of the Plan, Communities, focuses on how communities are planned and sets out general policies for economic and service hubs and strategic core areas, which the City of Greater Sudbury has been identified as containing. The proposed development will assist in providing a range of housing types to support future growth. Staff is satisfied that the application conforms with the Growth Plan for Northern Ontario.

### **Departmental and Agency Comments**

## Nickel District Conservation Authority

The Nickel District Conservation Authority has reviewed the above noted zoning-bylaw amendment application for conformity with the Provincial Policy Statement under the Planning Act, and Ontario Regulation 156/06 under the Conservation Authorities Act. A minimum 30 metre buffer from the high water mark of Lake Ramsey has been shown on the plan. Therefore we have no objection to this rezoning application.

This property is partially located within a designated floodplain and regulated area of the Conservation Authority. Any proposed works within the regulated area will require a permit under Ontario Regulation 156/06. Upon receipt of additional information regarding the stormwater management plan and the cut and fill calculations, we will review the application further.

## Building Services

Building Services has the following comment:

The property will require a subdivision agreement and BLOCKS C, D, & E will require a site plan control agreement. During that process, we will require the following:

- a. Pursuant to CGS Zoning By-law 2010-100Z, provide parking for the condominiums at 1.5 spaces per unit.
- b. Based on anticipated quantities of removal of rock through blasting, the following conditions apply:
  - i. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
  - ii. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
  - iii. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
    - a. Pre-blast survey of surface structures and infrastructure within affected area
    - b. Trial blast activities
    - c. Procedures during blasting
    - d. Procedures for addressing blasting damage complaints
    - e. Blast notification mechanism to adjoining residences
    - f. Structural stability of exposed rock faces
  - iv. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
  - v. Should the developer's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum

prior to its issuance.

#### Development Engineering:

Development Engineering has reviewed the above application and has the following comments and conditions:

A 300mm diameter water distribution main is located on South Bay Road, west of Arlington Blvd., and would have to be extended approximately 1,000 meters easterly in order to service this development. Further to this, it appears that the water supplied from this source would not provide sufficient fire flows using the minimum size of watermains. For example, Block 'E' does not achieve the minimum fire flow of 100 l/s required for R3 development. The developer must provide sufficient fire flow for their development. There is opportunity to construct a larger diameter watermain from the connection point through to Block B that would then provide sufficient fire flow throughout the development. As the increased size of watermain is required to provide the necessary fire flow, all costs associated with the sizing of the main will be at the developer's expense. Stubs must be provided at all road connections to allow for future connections and looping of the system. Details of the water distribution system will be reviewed at each phase of the subdivision.

There currently is no existing municipal gravity sanitary system in the subject area. It is required that sanitary sewer be extended easterly along South Bay Road to the proposed subdivision. The developer has proposed the installation of a sewage lift station to address the sanitary sewer requirements for this development. As part of the sanitary sewer design, the Development Engineering Section will require a Sanitary Sewer Design Report from the developer's engineer to confirm pipe sizing, lift station sizing and the required lift station capacity. The developer's engineer must submit a report calculating the amount of sewage that will be generated from this development to be discharged into the existing system for the City to determine what, if any, downstream improvements must be made to accommodate sewage flows from this development.

As a condition of approval, the owner shall be responsible to have a storm water management report prepared to assess how the quality and quantity of storm water will be managed for the subdivision development, in addition to any flows generated from any upstream lands. The report shall specifically establish how the quality of storm water generated within the subdivision will be controlled to achieve 85% total suspended solids removal of the 50 micron particle size for a 1 in 2 year storm event as has been provided at the Lake Nepahwin treatment facilities. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision and details of the required quality treatment facilities. It is noted that the proposed residential development plan created by S.A. Kirchhefer Limited revised on February 18, 2015 shows an open ditch/drop structure north of Block C (within Block G on the most recent plan). This open storm sewer is not acceptable to the City as it is not a water feature that would be flowing on a regular basis, but a storm sewer that would be directing street drainage from Street B through to the stormwater management area.

The Development Engineering Section will require a comprehensive geotechnical report including a pavement design for 20 year life subdivision roads, and shall include but not be limited to a detailed review of soil types, bedding materials for pipework, pipework backfill, and details for subgrade preparation. The geotechnical report and comments on infrastructure construction for this subdivision must be submitted in conjunction with or prior to the submission of engineering drawings. All roadways within the proposed subdivision are to be built to City urban standards using concrete rolled curb and gutter. The official plan shall be taken into consideration when designing the location of the proposed roadways and sidewalks. Please note that the maximum grade for residential roads is 8.0%.

The following draft plan conditions apply:

- 1) Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions including an elevation of the water table within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
- 2) The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
- 3) Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall specifically establish how the quality of storm water generated within the subdivision will be controlled to achieve 85% total suspended solids removal of the 50 micron particle size for a 1 in 2 year storm event. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The regional storm overland flow route must be clearly delineated on the plan(s). The regional storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks and the plans) must show the overland flow outlets to the lake. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
- 4) The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
- 5) The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
- 6) As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
- 7) The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
- 8) Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
- 9) The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.

- 10) The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
- 11) The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
- 12) The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. A Sanitary Sewer Design Report must be provided prior to the submission of servicing plans from the owner's engineer to confirm pipe sizing, lift station sizing and the required lift station capacity. This report must detail the amount of sewage that will be generated from this development to be discharged into the existing system. Any downstream improvements that must be made to accommodate sewage flows from this development will be borne totally by the owner.
- 13) The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
- 14) That sidewalks be constructed consistent with Official Plan policies to the satisfaction of the Director of Planning Services.

#### Environmental Planning Initiatives

The Manager of Environmental Planning Initiatives has advised that the following documents relating to this file have been reviewed:

- Species-at-Risk Inventory and Amphibian Survey, University Park, Keast Drive (July, 2013) prepared by exp Services Inc.
- Environmental Impact Study, Proposed University Park Subdivision, Sudbury, Ontario (October, 2013) prepared by DST Consulting Engineers Inc.
- University Park Subdivision – Keast Drive – Response to Comments on DST Consulting Engineers' Environmental Impact Study (December 6, 2013) prepared by DST Consulting Engineers Inc.
- Environmental Impact Study (EIS), Proposed University Park Subdivision, Sudbury, Ontario – Addendum #1 – Wetland Delineation, Shoreline Walkthrough and Whip-poor-will Survey (July 18, 2014) prepared by DST Consulting Engineers Inc.
- Planning Rationale: Comprehensive Planned Unit Development and Zoning By-law Amendment, University Park, Keast Drive, Sudbury, ON (October 2, 2014) prepared by J.L. Richards & Associates Limited and the accompanying University Park Development Proposed Residential Development plan (May 10, 2014) prepared by S. A. Kirchhefer Limited.
- University Park Development Proposed Residential Development plan (March 20, 2015) prepared by S. A. Kirchhefer Limited.

Initial comments relating to this application (September 24, 2012) listed a number of environmental concerns, including:

- Adjacency to Lake Ramsey – Phosphorus loading;

- Fish Habitat;
- Species at Risk;
- Wetlands;
- Tree Canopy Cover;
- Green Space; and,
- Environmental Impact Study.

All of these concerns will be satisfactorily addressed through the various studies and plans submitted for municipal review when the following additional matters are resolved and finalized:

1. The J.L. Richards & Associates Limited report states that the process for obtaining an Overall Benefit permit from the Ministry of Natural Resources and Forestry under the Endangered Species Act has been initiated by the proponent. Site alteration and development on at least portions of the subject lands are ultimately dependent on the proponent obtaining the Overall Benefit permit.
2. The matter of slope protection along the shoreline will be suitably addressed through site plan control using wider vegetation buffers (no-build area) and a reduction of maximum shoreline disturbance area being 3 metres wide.
3. Once the necessary site alteration activities are completed, the proponent will need to replace the 2500 (total) seedlings of jack pine and red pine, as required by policy 9.4.2 of the City's Official Plan, that were planted on the subject lands by the City's Regreening Program in 1999. These seedlings can be planted so as to supplement existing vegetation in the blocks to be left undeveloped as well as the 'no-build areas' on the shoreline lots.
4. As a general consideration, site development should incur the least possible disturbance to the lowland vegetation site identified as Block 'A'.

#### Greater Sudbury Fire Services:

No comments.

#### Greater Sudbury Hydro:

Our office has no objections with the application. However, please note in the future during the development stage the Owner/Applicant will be responsible for meeting our easement requirements. The Owner/applicant will also be responsible for all legal and survey costs, along with all costs associated with distribution installation.

#### Greater Sudbury Transit:

No comments.

#### Leisure Services:

Within the proposal a substantial amount of property is offered as parkland and open space; however, much of it is not usable or desirable land (Blocks A, F, G and H). While a significant amount of natural green space is proposed (including Block B), little of it is suitable to be used for active or passive recreational purposes by local residents.

While Leisure will accept Blocks A, B, F, G and H as natural parkland we require more appropriate and useable property to meet the neighbourhood parkland needs of the residents for this area. As such, Leisure Services requests that the developer provide the access to Block B at the end of Street B as identified on the plan; and further, Leisure Services requests that lots 20 and 21, which afford reasonable access to Block B, be provided for usable parkland or this subdivision.

Comments with respect to the application were also received from the Rainbow Routes Association who provided comments with respect to active transportation and existing trail networks in the area. Their comments addressed the need for sidewalks to serve the project, and identified the existing Bethel Lake Trail to the north and west of the subject lands. These comments will be considered in the final design of the sidewalk and pedestrian paths systems.

#### Roads and Transportation Services:

##### Roads and Transportation

Further to our previous comments dated November 15, 2012, regarding the above application, we have reviewed the Traffic Impact Study dated November 2012, prepared by Tranplan Associates and offer the following comments.

The Traffic Impact Study has identified that the intersections of Paris Street at Ramsey Lake Road; Ramsey Lake Road at the University entrance; and Ramsey Lake Road at South Bay Road are all currently operating at capacity during the afternoon peak period. Critical traffic movements at these intersections are operating at Level of Service (LOS) 'E' and 'F'. Based on projected growth in background traffic, LOS, delay and queue lengths will become even worse if mitigation measures are not implemented.

The report recommends that the City undertake improvements at the intersections to add capacity to the road network. In addition to these localized improvements, the report indicates that the City should continue to review the need for the road connection from South Bay Road to Regent Street as it will provide some relief to the existing conditions and provide a much needed alternate access.

The Traffic Impact Study is based on the creation of 135 dwelling units which can be expected to generate more than 1,150 vehicle trips on an average weekday. The traffic volumes generated by the development will have a negative impact on the critical intersections within the Study area.

The proposed development will have the greatest impact on the intersection of South Bay Road and Ramsey Lake Road. During the morning peak period, LOS will go from 'C' to 'F' for the northbound movements on South Bay Road. During the afternoon peak period LOS will go from 'F' with delays of 59 seconds to 'F' with delays of 288 seconds. It is recommended that should the applications be approved, it be conditional on the Traffic Impact Study being updated to include a traffic signal warrant analysis and a roundabout analysis at the intersection of South Bay Road and Ramsey Lake Road. The owner will be required to participate in the cost of any improvements identified in the Traffic Impact Study, to improve level of service, to the satisfaction of the General Manager of Infrastructure Services.

As noted above, the Traffic Impact Study identifies traffic issues with the site that are attributed to both the new development and background traffic. The City is proposing to undertake a Class Environmental Assessment to review possible alternatives for traffic improvements. This Class Environmental Assessment is expected to cost approximately \$300,000. As a stakeholder in these traffic improvements, the City requires the applicant to contribute \$42,000 towards the completion of the Class Environmental Assessment.

It is also recommended that the total number of dwelling units permitted be limited to a maximum of 135 units which is the number that the Traffic Impact Study was based on.

To accommodate pedestrian traffic, it is recommended that the owner construct a paved shoulder on the north side of Keast Drive and South Bay Road across the frontage of the property. It is also recommended that a pedestrian connection be provided to Block "B".

#### Drainage

Roads and Transportation Services Drainage Section has reviewed the above application and can provide



the following comments.

Lake Ramsey is an environmentally sensitive water body in the City of Greater Sudbury. It is a drinking water source and subject to source water protection concern and requirements.

We require that the stormwater treatment system for this development be designed to the same high standard as the Lake Nepahwin treatment stations to achieve 85 percent total suspended solids removal to the 50 micron particle size for a 1 in 2 year storm event. This standard is higher than the 2003 Ministry of the Environment Stormwater Planning and Design Manual guidelines and reflects the importance of protecting the Ramsey Lake water body.

A stormwater quality control facility is proposed on the draft plan. Given the close proximity to the lake, it is necessary that a petroleum interception device such as Stormceptor or Vortech unit be installed upstream of the control facility. It may be necessary to utilize alternative stormwater quality control solutions. It is also noted that there are substantial road grades and grade differentials between house lots and between house lots and roads.

We require the following conditions be imposed on the subdivision:

1. Onsite stormwater quality controls are required to achieve the net annual removal efficiency of 85 percent total suspended solids removal to the 50 micron particle size for the 1 in 2 year storm event. The owner shall be responsible for the supply of land necessary for the stormwater treatment facility, in addition to the costs for the design and construction of the said facility. The facility shall have approved pretreatment devices for petroleum and floatable interception.
2. The Regional storm overland flow route for the subject property shall be clearly delineated on the stormwater management and subdivision grading plans. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks. The stormwater management report shall indicate the overland flow outlets to the lake.
3. For the runoff watercourse on Block F a stormwater conveyance report (and plans) are required to show how the upstream Major storm drainage area can be routed across the future road on the subject plan and across Keast Drive to Ramsey Lake. Said report shall detail the installation of regional storm culverts across the future road and across Keast Drive at the intersection of Keast Drive and South Bay Road.
4. The owner shall include all off site upstream storm drainage areas into the design of stormwater conveyance and treatment infrastructure.

### **Planning Review and Considerations**

The staff report considered at the February 11, 2013 Planning Committee meeting identified several matters based on a preliminary review of the application at that time, that would be considered in greater detail at the time of the second public hearing on the application. These matters are reviewed below:

#### **Residential Density**

The application currently requests a total of 171 units on a site with a gross area of 19.34 hectares. The Official Plan policies of the South Peninsula of the Ramsey Lake Policy Area indicates that the net density of the South Peninsula shall not exceed 10 dwelling units per hectare and further indicate that minimum lot areas for CPUD developments should not be less than of 1,000 m<sup>2</sup> which equates to 10 dwelling units per hectare. The net developable area of the site, that area of the site that is not occupied by roads (2.03 ha) or floodplain (2.63 ha), is 14.68 ha. The 171 units proposed represent a net density of 11.7 du/ha; whereas 10 du/ha would yield a maximum of 147 dwelling units on the subject lands.

Staff recommends that the maximum number of units be limited to 147 dwelling units (24 units fewer than

proposed), consistent with the Official Plan policies of the South Peninsula of the Ramsey Lake Policy Area and the Ramsey Lake Community Improvement Plan. Staff recommends that the proposed number of multiple dwelling units for Blocks 'C' and 'D' be reduced from a total of 90 units to 68 units to achieve the recommended reduction in net site density.

### Housing

The application proposes 56 lots for single family development and three condominium buildings. The Living Area policies of the Official Plan places emphasis on achieving a mix of densities that allow for the efficient use of land and the Housing policies encourage providing a diverse supply of housing types, including smaller units. The CPUD policies of the Official Plan indicate that the CPDU development option can provide opportunities to promote the development of difficult sites. The proposed condominium units respond to these and other Official Plan policies and represent a form of development that affords opportunities to provide a range of housing options on the subject lands.

### The relationship and interface between the development and Ramsey Lake

The applicant has reduced the number of waterfront lots proposed from 15 to 9 and proposes the dedication of the majority of the lands north of the Creighton Fault, including approximately 350 m of shoreline, to the City. The Final Report of the Green Space Advisory Panel places the lands in Block 'B' in the highest priority category for acquisition by the City. The applicant's planning rationale proposes the following development restrictions:

1. Establishing a shoreline and vegetation buffer area of 30 metres from the high water mark for lots 7 to 16, wherein development and vegetation clearing will be prohibited and where the shoreline disturbance area will be limited to a width of 3 metres;
2. Establishing a maximum building setback of 35 metres from the street line for lots 7 to 17, lots 26 to 29, and lots 54 and 55; and
3. Establishing no-build areas on lots 7 to 17 between the shoreline buffer area and the maximum building setback;
4. Establishing no-build areas on lots 26 to 29, 54 and 55 beyond the maximum building setback; and
5. Limiting vegetation clearance beyond the regulatory front yard setback for all other lots.

The proposed development restrictions, which will be implemented through site specific zoning conditions and site plan control, are responsive to the preservation of the character of the subject lands.

### The relationship between the proposed development and policies respecting the natural environment

The dedication of a significant portion of the site's waterfront lands to the City for park purposes and the proposed measures to provide a shoreline buffer area of 30 metres, 2.5 times the width of the minimum buffer area of 12 metres as set out in the Official Plan and Zoning By-law, will preserve the natural open space character of the site's Ramsey Lake shoreline and is responsive to Official Plan policies respecting the natural environment.

The dedication of Blocks 'A', 'C', 'D' and 'F' to the City as lands proposed to be zoned Open Space – Conservation, provides opportunities to preserve natural vegetation and natural features on the subject lands. Wetlands, wooded areas, and hilltops are proposed to be preserved in public ownership in order to balance the relationship between the development proposal and the natural environment.

### The relationship between the development and surrounding neighbourhood

The application proposes to dedicate of a substantial portion of the site's frontage on South Bay Road and

Keast Drive to the City for preservation as open space, which serves to limit the development's visual impact from the abutting roadways and preserves the character of the area.

#### Conformity with CPUD policies

The Comprehensive Planned Unit Development policies of the Official Plan have been implemented in the development proposal, ensuring the preservation of unique environmental features including the Creighton Fault, preserving natural landscape and vegetation on the site through the dedication of open space beyond the required minimum, and responding to the difficult topography of the site through the proposed mix of housing forms and through the proposed development restrictions. The condominium buildings on Blocks 'C' and 'D' are sited such that they can be integrated into the slope and minimize the footprint of the development by proposing two levels of structured parking under the residential portion of the buildings.

With respect to the Official Plan Policies for CPUD within the South Peninsula of the Ramsey Lake Policy Area, the proposed lot frontages and areas appear to be in conformity with the guiding principle which states that frontages should not be less than 23 metres (75 feet) and that minimum lot areas be 1,000 m<sup>2</sup>.

The proposed development provides 29.4% of the site area as public open space; substantially in excess of the minimum 5% required under parkland dedication. This percentage would be reduced 21.4% of the site when Block 'A', which is substantially within the floodplain, is not included in the open space calculation. The proposed public open spaces on the west side of the site, Blocks 'B', 'C', 'D', and 'F', provide opportunities for future trail linkages through the site from north to south.

The development proposal is sensitive to the terrain of the site and provides opportunities to preserve a substantial portion of the site's natural vegetation and natural features. Blocks 'G' and 'H', which are proposed to be dedicated to the City and the proposed restricted building envelope on lots 26 to 29, serve to preserve the visual quality of higher elevations of the site. The location and configuration of Blocks 'C' and 'D', proposed for condominium development, provide opportunities for development that can be integrated into the terrain of the site to minimize their visual impact while limiting the footprint of development in order to increase the amount of open space for the development as a whole.

While the Ramsey Lake Community Improvement plan indicates that buildings should not exceed three storeys in height that provision was not carried forward to the Official Plan's South Peninsula of the Ramsey Lake Policy Area considerations for CPUD development in the plan area. The CPUD section of the Official Plan indicates that through rezoning, Council may impose conditions or permit exemptions deemed appropriate in accordance with detailed development plans that do not necessarily conform to the provisions of a standard zoning district of the Zoning By-law.

The proposed multiple family buildings on Blocks C and D are described as having two levels of structured parking and five levels of living area (7 storeys total). An exception to permit greater height has been requested in order to reduce the footprint of the buildings and minimize the clearance of existing vegetation while working with the topography of the site. The proposal to have greater height than the 11 m permitted in the R3 district is in keeping with the flexibility permitted for CPUDs and affords the opportunity to have the built form complement the natural topography of the site. However, staff recommends that the height of these buildings be limited to three storeys of living area over two levels of parking above grade for a total height of 5 storeys, in view of the reduction in the density of these blocks as proposed by staff in the density discussion above.

#### The impact on the proposed development on the transportation network

The Traffic Impact Study prepared by Tranplan has identified that the intersections of Paris Street at Ramsey Lake Road; Ramsey Lake Road at the University entrance; and Ramsey Lake Road at South Bay Road are all currently operating at capacity during the afternoon peak period. The report recommends that

the City undertake improvements at the intersections to add capacity to the road network.

Roads and Transportation Services recommends that approval of the proposal be conditioned on the Traffic Impact Study being updated to include additional analysis with respect to the intersection of South Bay Road and Ramsey Lake Road and has indicated that the owner shall be required to participate in the cost of any improvements identified in the study to improve levels of service.

Roads and Transportation Services have advised that the City is proposing to undertake a Class Environmental Assessment to review possible alternatives for traffic improvements and has recommended that approval of the proposal be conditioned on the applicant contributing funds towards the completion of the Class Environmental Assessment.

#### The adequacy of municipal services

Development Engineering recommends that approval of the proposal be conditioned on the extension and upgrading, as necessary, of municipal water and sewer service to serve this development. These improvements will be at the developer's expense, consistent with Official Plan policies. As the development will be fully serviced, concerns regarding the impact of residential wastewater on Ramsey Lake will be minimized.

#### Information addressing the initial comments provided by the Manager of Environmental Planning Initiatives

The Manager of Environmental Planning Initiatives has indicated that the environmental concerns listed in his initial comments on the application have been satisfactorily addressed through the studies and plans submitted for municipal review. The applicant is advised to continue to work with the Ministry of Natural Resources and Forestry to obtain an Overall Benefit permit under the Endangered Species Act. Conditions with respect to requiring site plan control to implement the proposed shoreline buffers, no-build areas and minimizing shoreline disturbance are proposed. Additionally, conditions addressing previous greening of the site and minimizing the disturbance of existing vegetation in Block 'A' are proposed.

The Archeological Assessment of the subject lands indicated that no previously recorded archaeological sites will be impacted by the proposed development and no new sites were identified on the subject lands.

#### Sourcewater Protection

The Greater Sudbury Source Protection Area Source Protection Plan was approved on September 19, 2014 and took effect on April 1, 2015; the application under consideration was commenced prior to the effective date of the Source Protection Plan.

The Plan sets out policies to protect sources of municipal residential drinking water against drinking water threats. The Ramsey Lake Issue Contributing Area is comprised of Intake Protection Zones 1, 2, and 3 with threats primarily associated with phosphorus and sodium.

The Clean Water Act is very specific about which activities are regulated under the Act. The development of subdivisions is not a prescribed threat under the Act. While the Source Protection Plan does include a timeline requiring the development of watershed plans, no moratorium on subdivision development was proposed pending the development of watershed plans. Stormwater is not identified as a significant threat. Notwithstanding this, the recommended conditions of approval will require stormwater quality control.

#### **Zoning**

The application requests that the lands proposed for single family residential development be zoned "R1-4", Low Density Residential One. The development standards for the R1-4 zone identify the minimum lot area as 665.0 m<sup>2</sup> and require a minimum lot frontage of 18.0 m. The development standards of the R1-3 zone require minimum lot areas of 1000.0 m<sup>2</sup> and a minimum lot frontage of 30.0 m. Staff propose that the lands

be zoned R1-3(S), Low Density Residential One Special permitting a minimum lot frontage of 23 m. This zoning designation would be consistent with the minimum 1000 m<sup>2</sup> lot area provisions contained in the Official Plan and an exception to the minimum 30.0 m frontage of the R1-3 zone would address the South Peninsula of the Ramsey Lake Policy Area principle that frontages should not be less than 23 m for plans of subdivision developed under the provisions of Comprehensive Planned Unit Development.

Block 'E', intended for a three storey condominium building, is proposed to be zoned "R3(S)", Medium Density Residential (Special). The development standards for the R3 zone indicate that the maximum height of buildings in the zone is 11.0 m (36 feet), than a maximum of 30 units are permitted in a building, and requires a minimum lot area of 110 m<sup>2</sup> per unit. The R3 zone appears to be appropriate to accommodate the development proposed on this parcel with an exception on limiting the number of units to the 25 that are proposed.

Blocks 'C' and 'D', intended for seven (7) storey condominium buildings, are proposed to be zoned "R3(S)", Medium Density Residential Special with exceptions to permit the height, density and number of units proposed per building. As the density of the project is recommended by staff to be reduced, which will result in fewer condominium units being permitted on the site, the development standards of the R3 zone appear to be appropriate for these blocks. Exceptions to permit buildings with two levels of parking and three storeys of living area are proposed in addition to an exception to permit a maximum of 34 units on each block.

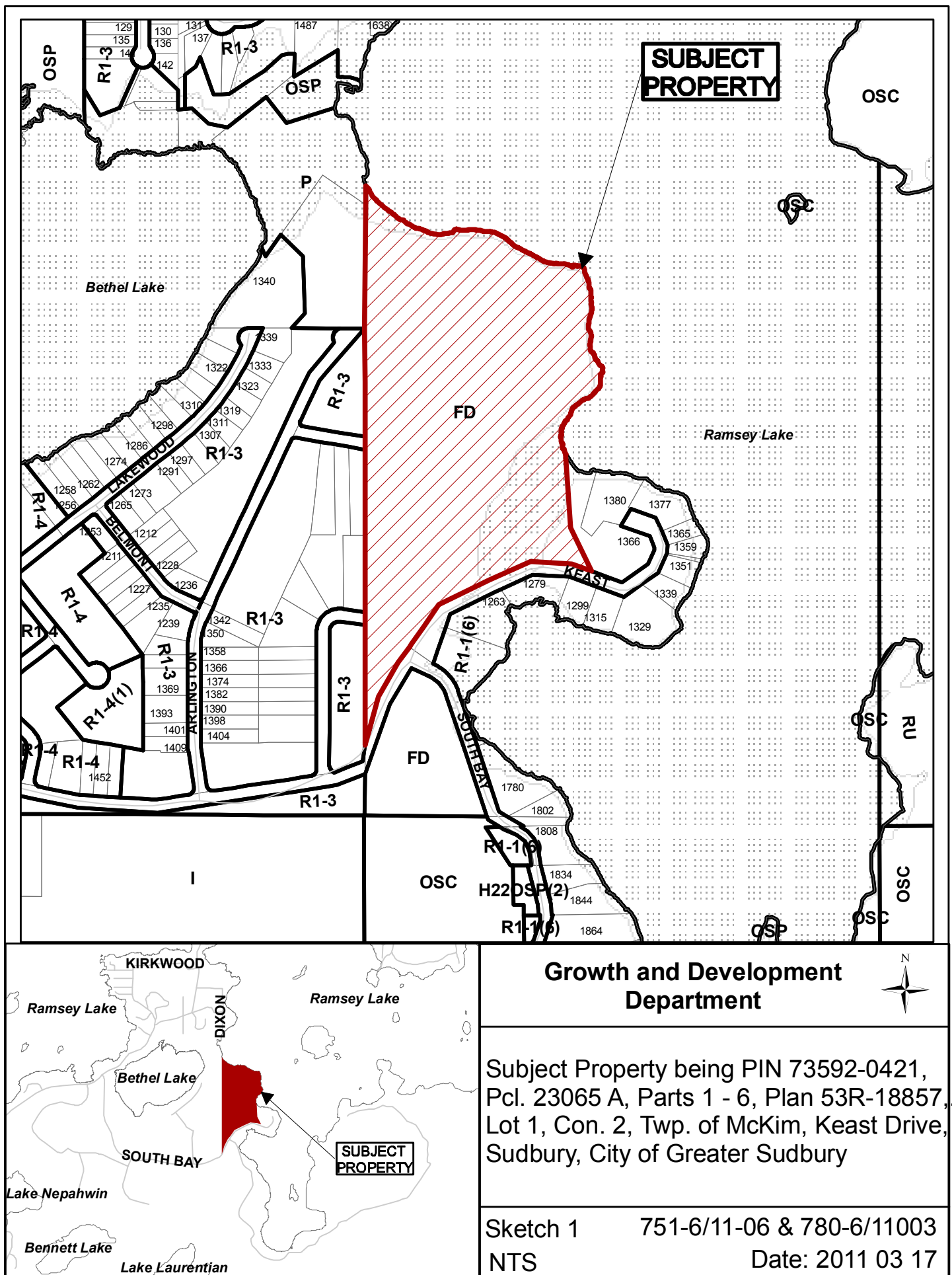
## **Summary**

Planning Staff is of the opinion that the application be approved with a reduction in the overall density and a reduction in the proposed height of the multiple dwellings on the R3 zoned blocks. With these revisions the development would be consistent with the Provincial Policy Statement, and would conform to the City's Official Plan and the Growth Plan for Northern Ontario. The development of these lands, located within the Living Area I designation, addresses a number of official plan objectives and policies, including focusing development within the Living Area I, and achieving a mix of densities and housing types.

The proposed Comprehensive Planned Unit Development of the subject lands, with the reduction of density proposed by staff, addresses the Official Plan's South Peninsula of the Ramsey Lake Policy Area Policies and the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan with respect to preserving the open space character of the neighbourhood by limiting the density of the project to 10 units/net hectare with lot frontages that are not less than 23 m and minimum lot areas of 1,000 m<sup>2</sup>. The CPUD proposal addresses the South Peninsula of the Ramsey Lake Policy Area and Ramsey Lake Community Improvement Plan criteria for the evaluation of CPUDs by providing public open space beyond what is normally required under parkland dedication; by being sensitive to the terrain of the area by preserving natural vegetation and natural features, by preserving the visual quality of higher elevations of the area as viewed from the lake, and by providing opens spaces that can be linked with public sidewalks to provide for the future development of trail systems.

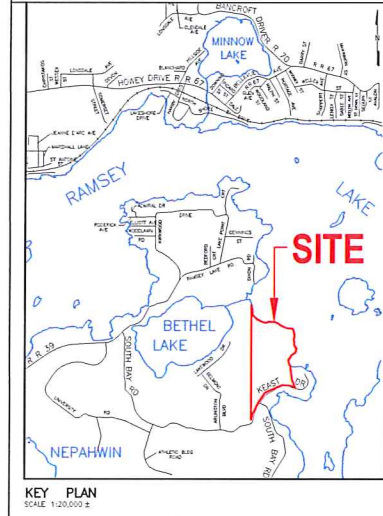
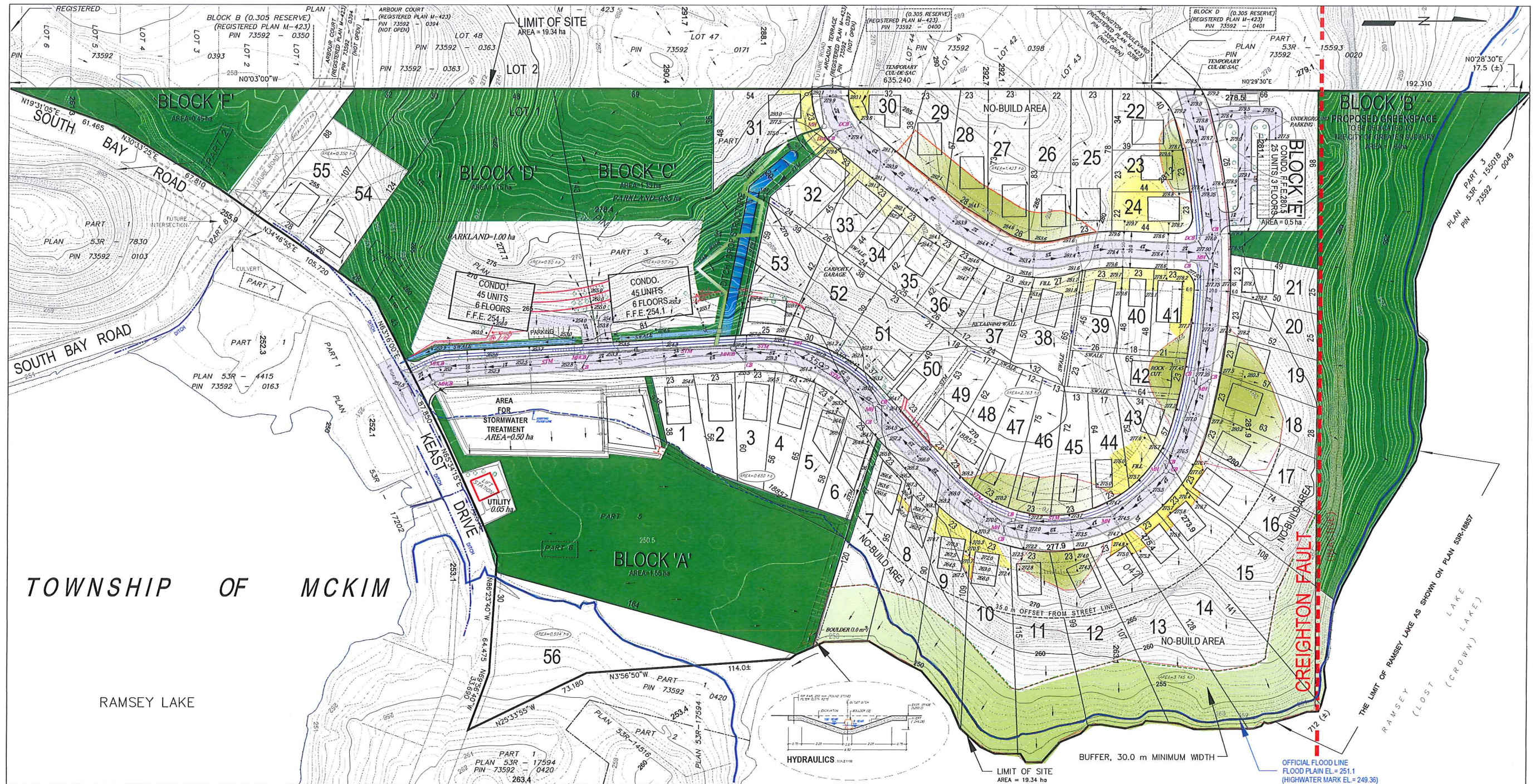
The development has been designed to be compatible with the uses in the surrounding area with the preservation of significant open space areas and proposes measures intended to preserve the natural features of the site. The final details respecting grading, storm water management, road improvements etc. can be addressed through the review and finalization of a subdivision agreement, and subsequent site plan control agreements, between the City and the owner. The exceptions to the R1-3 and R3 standards are considered appropriate and are designed to ensure the implementation of the development as proposed. Should the Committee concur with the above, the recommendations in this report should be adopted.











DRAFT PLAN OF PROPOSED SUBDIVISION  
(COMPREHENSIVE PLANNED UNIT DEVELOPMENT)  
PART OF  
PIN 73592-0421  
BEING  
PARTS 1 TO 6 (INCLUSIVE)  
PLAN 53R-18857  
PART OF  
LOT 1, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF MCKIM  
CITY OF GREATER SUDBURY  
DISTRICT OF SUDBURY

ADDITIONAL INFORMATION REQUIRED UNDER  
SECTION 51(17) OF THE PLANNING ACT.

- A) AS SHOWN  
B) AS SHOWN  
C) AS SHOWN  
D) LOTS 1 TO 69  
E) AS SHOWN  
F) AS SHOWN  
G) AS SHOWN  
H) MUNICIPAL WATER AVAILABLE  
I) SILTY SAND, ROCK OUTCROPS  
J) AS SHOWN  
K) MUNICIPAL SEWER, WATER, POLICE, FIRE DEPARTMENT, SCHOOLS  
L) NONE

LEGEND

- S/B DENOTES STANDARD IRON BAR  
S/B DENOTES SHORT STANDARD IRON BAR  
R/B DENOTES ROUND IRON BAR  
R/B DENOTES ROCK BAR  
M DENOTES MONUMENT FOUND  
M DENOTES MONUMENT PLANTED  
M DENOTES MONUMENT SET  
M DENOTES MONUMENT SET  
M DENOTES MONUMENT SET  
M DENOTES MONUMENT SET  
M DENOTES MONUMENT SET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE  
SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS  
ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE STEVE J. GOSSING  
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I, NORM C. EADY, PRESIDENT OF 17210741 ONTARIO LIMITED  
BEING THE REGISTERED OWNER OF THE SUBJECT LANDS  
HEREBY AUTHORIZE S. A. KIRCHHEFER LIMITED TO PREPARE THIS DRAFT  
PLAN OF SUBDIVISION FOR APPROVAL.

DATE OWNER I HAVE THE AUTHORITY TO  
(PRESIDENT) BIND THE CORPORATION

METRIC NOTE  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PROPOSED DENSITY

PROPOSED USE	LOCATION	UNITS	AREA	PERSONS/UNIT	POPULATION	DENSITY
LOW DENSITY SINGLE FAMILY RESIDENTIAL R1	LOT 1 TO LOT 58	58	9.53	3.5	198	20.57
CONDOMINIUM	BLOCK 17	45	0.50	3	135	270.00
CONDOMINIUM	BLOCK 17	45	0.50	3	135	270.00
CONDOMINIUM	BLOCK 17	45	0.50	3	135	270.00
TOTAL		148	10.53		468	
AVERAGE DENSITY						44.38

LEGEND:

- RESIDENTIAL  
PARKLAND  
PAVEMENT  
NO-BUILD AREA  
COMMON AREA

DATE	BY	REVISIONS
2013-10-10	S.A.K.	1) CORRECTION TO LINE 22, PREVIOUS DRAFT WAS 22.00' & 22.00'
2013-10-10	S.A.K.	2) CORRECTION TO LINE 22, PREVIOUS DRAFT WAS 22.00' & 22.00'
2013-10-10	S.A.K.	3) CORRECTION TO LINE 22, PREVIOUS DRAFT WAS 22.00' & 22.00'
2013-10-10	S.A.K.	4) CORRECTION TO LINE 22, PREVIOUS DRAFT WAS 22.00' & 22.00'
2013-10-10	S.A.K.	5) CORRECTION TO LINE 22, PREVIOUS DRAFT WAS 22.00' & 22.00'

PROPOSED LAND USE DISTRIBUTION

USE	EDUCATION	RECREATION	AREA	% OF SITE
RESIDENTIAL				
COMMERCIAL				
INDUSTRIAL				
PAVEMENT				
NO-BUILD AREA				
COMMON AREA				

**UNIVERSITY PARK DEVELOPMENT**  
S. A. Kirchhefer Limited  
Consulting Engineer and Planner  
Sudbury, Ontario





PHOTO 1 SUBJECT LANDS LOOKING NORTH FROM WEST PROPERTY  
BOUNDARY ON SOUTH SHORE ROAD



PHOTO 2 INTERSECTION OF KEAST DRIVE AND SOUTH SHORE ROAD  
LOOKING SOUTH FROM THE SUBJECT LANDS

780-6/11003 & 751-6/11-6  
PHOTOGRAPHY DEC 5, 2012





PHOTO 3 SUBJECT LANDS VIEWED LOOKING NORTH FROM THE INTERSECTION OF KEAST DRIVE AND SOUTH SHORE ROAD



PHOTO 4 SUBJECT LANDS VIEWED LOOKING NORTH FROM KEAST DRIVE IN THE VICINITY OF THE EAST BOUNDARY OF THE SITE

780-6/11003 & 751-6/11-6  
PHOTOGRAPHY DEC 5, 2012





PHOTO 5 SUBJECT LANDS VIEWED LOOKING SOUTH EAST FROM THE  
BETHEL LAKE BOARDWALK



PHOTO 6 LOOKING NORTH EAST FROM THE SUBJECT LANDS  
(VICINITY OF LOT 21)

780-6/11003 & 751-6/11-6  
PHOTOGRAPHY NOV 15, 2012



PHOTO 7    LOOKING NORTH WEST FROM THE SUBJECT LANDS  
(VICINITY OF LOT 14)



PHOTO 8    LOOKING EAST FROM THE SUBJECT LANDS (VICINITY OF LOT 7)

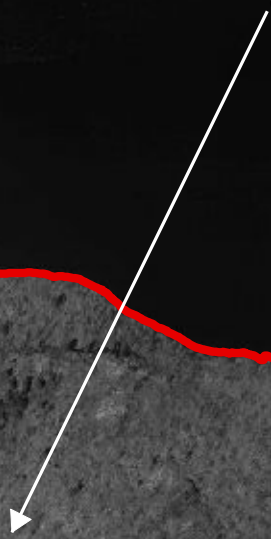
780-6/11003 & 751-6/11-6  
PHOTOGRAPHY NOV 15, 2012



File: 751-6/11-6  
Keast Drive,  
Sudbury  
2009 Orthophotography



**Subject Property**



Ramsey Lake

LAKESIDE DRIVE

KEAST DRIVE

ARLINGTON BOULEVARD

SOUTH BAY ROAD



## Request for Decision

**Preliminary Planning Report - Application for rezoning and plan of subdivision in order to permit the development of a 63 lot residential subdivision and three multi-family blocks for 72 condominium units, Keast Drive, Sudbury - 1721074 Ontario Inc**

Presented To: Planning Committee

Presented: Monday, Feb 11, 2013

Report Date Tuesday, Jan 29, 2013

Type: Public Hearings

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

## Recommendation

That the City of Greater Sudbury receive the comments and submissions made at the public hearing on Files 751-6/11-6 and 780-6/11003; and,

That staff complete their review of files 751-6/11-6 and 780-6/11003 by 1721074 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.

### Signed By

**Report Prepared By**

Alex Singbush  
Senior Planner  
*Digitally Signed Jan 29, 13*

**Reviewed By**

Eric Taylor  
Manager of Development Services  
*Digitally Signed Jan 29, 13*

**Recommended by the Division**

Paul Baskcomb  
Director of Planning Services  
*Digitally Signed Jan 29, 13*

**Recommended by the Department**

Bill Lautenbach  
General Manager of Growth and Development  
*Digitally Signed Jan 29, 13*

**Recommended by the C.A.O.**

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Jan 29, 13*

## **STAFF REPORT**

### **Applicant:**

1721074 Ontario Inc.

### **Location:**

PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1 Concession 2, Township of McKim, Keast Drive, Sudbury

### **Application:**

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

### **Public Consultation:**

A notice of complete application was mailed to property owners and tenants within the surrounding area on August 1, 2012. To date, eight letters expressing concerns (attached to this report) and numerous telephone calls have been received by the City. The applicant held a neighbourhood information meeting on November 21, 2012 at 7 p.m. at the Living with Lakes Centre.

### **Proposal:**

The development proposes a subdivision with 63 single family lots and three multi-family blocks for 72 condominium units. Two of the proposed condominiums (Blocks C and D) are proposed to have 30 units each, on five (5) floors, and the third (Block E) is proposed to have 12 units on three (3) floors. Three blocks for parkland, trails, and stormwater management are proposed.

Access to the site is proposed via frontage on South Bay Road and a roadway running north from Keast Drive, east of South Bay Road, with connections to undeveloped streets, Arcadia Terrace and Arlington Boulevard, in an undeveloped plan of subdivision, Plan M-423.

### **Site Description and Surrounding Land Uses**

The subject lands are approximately 19.34 ha (47.79 acres) in size with 491.59 m (16,129 ft.) frontage on South Bay Road and Keast Drive and about 696 m (2,283 ft.) of water frontage on Lake Ramsey. The subject property is mostly forested, and the topography is comprised of a series of bedrock hills and valleys and a lowland area in, the vicinity of Block A, which is mostly flood plain. The Creighton Fault runs across the north of the property with an approximate 22m drop to the shore of Lake Ramsey. All of the lands are currently undeveloped.



Date: January 23, 2013

Existing waterfront lots along Keast Drive, east of the subject property and along the South Bay of Lake Ramsey (south of the subject property) have a mix of permanent homes and seasonal residences on them. West of the subject property there is undeveloped land, most of which forms part of a registered plan of subdivision (Plan M-423) as seen on the attached zone map.

## **Official Plan**

### Living Area 1

The Official Plan for the City of Greater Sudbury designates the site "Living Area I".

Living Area I permits low, medium and high density developments in forms ranging from single detached dwellings to apartment buildings. Section 3.2.1 provides that rezoning applications in Living Area I communities shall be considered based on the following criteria:

- a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;
- b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
- c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d. the impact of traffic on local streets is minimal.

The Living Area I also has the following phasing policies in Section 3.2.2:

1. New development in Living Area I will occur adjacent to existing built-up urban areas. Emphasis shall be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
2. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies shall be considered at the time of application review:
  - a. the proposed development represents a contiguous expansion within the Living Area I designation;
  - b. the proposed development represents a logical utilization of existing municipal and social infrastructure;
  - c. the proposed development completes or rounds out existing neighbourhood plans with respect to road connections, waterline looping, and public service facilities such as schools and recreation facilities; and,

Date: January 23, 2013

- d. the area is experiencing growth pressure as evidenced by adjoining development and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.

These policies will be considered during the review of the application.

#### South Peninsula of the Ramsey Lake Policy Area

The subject lands are within the South Peninsula of the Ramsey Lake Policy Area, Section 21.5 of the Official Plan. This section of the Official Plan indicates, in part, that:

1. Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as Living Area I on the South Peninsula of Ramsey Lake (i.e., all those Living Area I lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as Living Area II):
  - a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available.
  - b. In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m<sup>2</sup> or 10,764 ft<sup>2</sup> of land per unit) even after sewer and water services are available.
2. To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have minimum road and water frontages of 30 metres (100 feet). Back shore lots created by severance shall also have road frontage of 30 metres. For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:
  - a. that public open space be provided beyond what is normally required under parkland dedication;
  - b. that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;
  - c. that the visual quality of higher elevations of the area from the lake are preserved and enhanced; and,

Date: January 23, 2013

- d. that private and public open spaces are linked and integrated such that trail systems could be developed easily.
3. Comprehensive Planned Unit Development provisions shall apply only when municipal services are available for that area.

These policies will also be considered during the review of the application.

#### Other Applicable Policies

Other policies of the Official Plan that are relevant to the application are those respecting:

Parks and Open Space (Section 7.2.1);

Stormwater (Section 8.6);

Natural Environment (Section 9.0)

Road Improvements (Section 11.2.2);

Sewer and Water (Section 12.2);

Community Design (Section 14.2);

Built Heritage and Natural Environment Feature Integration (Section 14.4);

Housing (Section 18); and,

Comprehensive Planned Unit Development (Section 20.7).

These along with potentially other policies will be considered in the review of the application.

#### Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, applies to applications, matters or proceedings commenced on or after March 1, 2005.

The PPS provides direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that a decision of the Council on planning matters shall be consistent with the PPS.

The following policies of the PPS are relevant to the application:

Policy 1.1.1 relating to sustaining healthy, liveable and safe communities;

Policy 1.1.2 relating to land availability;

Date: January 23, 2013

Policy 1.1.3 relating to settlement areas;

Policy 1.4 relating to housing;

Policy 1.5 relating to public spaces, parks and open spaces;

Policy 1.6 relating to infrastructure and public service facilities;

Policy 2.1 relating to natural heritage; and

Policy 2.2 relating to water.

These and potentially other policies will be considered during the review of the application.

### **Zoning By-law 2010-100Z**

By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, zones the property "FD", Future Development Zone. An amendment to the Zoning By-law is required to permit the proposed residential dwelling units. The application proposes rezoning the property to "R1-3", Low Density Residential and "R3", Medium Density Residential. The application will be reviewed with respect to the R1-3 and R3 Zone standards, parking and loading and general provisions of the By-law to determine the extent of any exceptions that may be required.

### **Applicant Studies**

To date the applicant has submitted a Stage 1 and Stage 2 Archaeological Assessment, a Traffic Impact Study and material supporting the Comprehension Planned Unit Development (CPUD) concept for the site. These studies are under review. The supplemental report in support of CPUD by DST Consultants notes that an Environmental Impact Study (EIS) of the site has been initiated and a vegetation assessment has been completed. Additional comments will be provided on all these reports at the second public hearing.

### **Departmental and Agency Comments**

The following comments from departments have been received to date. Additional comments from departments are expected to be provided as part of the review of the application and will be reported as part of the second public hearing.

#### Nickel District Conservation Authority

Comments under the *Conservation Authorities Act*:

The Nickel District Conservation Authority will require additional information for a Section 28 application made in January, 2011, before it can approve this application. A portion of the property is in a designated floodplain and certain lots must be floodproofed to 251.4 metres. In addition we need details as follows:

Date: January 23, 2013

1. The proposed stormwater management plan as it relates to water quantity and quality. The stormwater management pond must be located outside of the designated floodplain.
2. Details of a cut and fill analysis to compensate for the floodproofing.
3. Details of how existing drainage (creek) on Lots 57-61 will be dealt with.
4. Engineering details of the drainage outlet to be constructed to Lake Ramsey.
5. Geotechnical study to determine whether the soils can support the proposed development, on the lots which are to be filled.
6. Soil stabilization measures to be incorporated into the development
7. Sedimentation control plan, and
8. Final lot grading plan and drainage details.

Therefore, the Nickel District Conservation Authority must review a complete application under Section 28, for this project prior to enactment of any amendments to the Zoning By-Law, in order for us to determine whether it is viable. We would recommend that this application be deferred until we can review the details of the proposal.

In addition, Department of Fisheries and Oceans and Ministry of Natural Resources will review the completed Section 28 application to ensure their concerns are addressed.

#### Comments under the *Clean Water Act*:

A Proposed Drinking Water Source Protection Plan was prepared under the *Clean Water Act* and was submitted to the Minister of the Environment for review and approval on August 20, 2012. The source protection plan contains policies to protect sources of municipal residential drinking water. The information below is based on proposed policies that would be implemented if approved as soon as the plan comes into effect, which is anticipated in 2013.

The subject property is within intake protection zone 3 for the Ramsey Lake drinking water source. The *Clean Water Act* is very specific about which activities are regulated under the Act. The development of subdivisions is not a prescribed threat under the Act, however the following associated activities would be significant drinking water threats in this area:

- Septic systems
- Sanitary sewers
- Stormwater infrastructure
- Application of road salt
- Application of commercial fertilizer containing phosphorous

Date: January 23, 2013

The proposed source protection plan contains policies to manage these threat activities. All policies in the plan can be viewed at [www.sourcewatersudbury.ca](http://www.sourcewatersudbury.ca). They include but are not limited to:

- A policy for the Ministry of the Environment to ensure that its Environmental Compliance Approval (which governs stormwater and other sewage systems), to include appropriate terms and conditions to ensure that a sewage system ceases to be a significant drinking water threat or does not become a significant drinking water threat; this could result in additional conditions for developers in their Environmental Compliance Approvals (formerly Certificates of Approval)
- A policy for the City of Greater Sudbury to provide a stormwater management strategy for the Ramsey Lake area within five years of the source protection plan taking effect
- An education and outreach policy for homeowners, businesses and other property owners on the importance of reducing detrimental stormwater runoff from private properties
- For the City of Greater Sudbury to incorporate into the Official Plan policies related to reducing storm water runoff volume and pollutant loadings from development
- A policy for a risk management plan to manage the storage of road salt for larger quantities and for education and outreach for smaller quantities
- For the City of Greater Sudbury to review and update its salt management plan (identify vulnerable areas for source protection; optimize the use and management of road salt; implement practices to minimize loss of salt to the environment and the impact of salt on drinking water sources; prioritize roads in vulnerable areas for snow removal and street sweeping and cleaning during or soon after the spring snow melt; annual training on these matters for employees who are responsible for the application of road salt)
- An education and outreach policy for residents, businesses, institutions and contractors providing relevant information and best management practices for the application of road salt; and for the application of commercial fertilizer containing phosphorous
- A policy for the City of Greater Sudbury to monitor changes in sodium and phosphorous in the Ramsey Lake watershed; and to design and implement the program within one year of the plan taking effect

#### Building Services

The property shall require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:

Date: January 23, 2013

- a. The developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.
- b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
- c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
  - Pre-blast survey of surface structures and infrastructure within affected area
  - Trial blast activities
  - Procedures during blasting
  - Procedures for addressing blasting damage complaints
  - Blast notification mechanism to adjoining residences
  - Structural stability of exposed rock faces
- d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e. Should the developer's schedule require to commence blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.

#### Development Engineering:

There is currently no municipal water at the subject property. A 300mm diameter water distribution main exists along South Bay Road to Athletic Building Road to the west and a 300 mm diameter water distribution main exists along Dixon Road to the north. It is required that the water system be extended to the subject property and upgraded sufficiently to provide the required minimum operating pressures and fire flow.

There is currently no sanitary sewer collection system at the subject property. A 250mm diameter sanitary sewer is existing along South Bay Road to Athletic Building Road, it is required that the sanitary sewer system be extended to the subject property. Sewage flows contributing to this existing system will be serviced by the Ramsey Lift Station, the Walford East Lift Station, and the Walford Drop Shaft. The draft plan indicates a proposed Sewage Lift Station located in the low area in the southeast portion of the proposed development; the southeast area is

Date: January 23, 2013

designated a Flood Plain. The Development Engineering Section will require a Sanitary Sewer Design report from the owner's engineer to confirm pipe sizing and the Ramsey Lift Station and Walford East Lift Station capacities. The sanitary sewer in this area is currently being reviewed in conjunction with the Ramsey Lake South Shore Study. Any costs associated with downstream improvements attributed to this parcel as detailed in the Ramsey Lake South Shore Study will be borne by the owner.

The Development Engineering Section will require a comprehensive geotechnical report. Included in this report must be a detailed review of soils type including details regarding the removal of substandard soils and placement of engineered fill for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. Detailed information regarding the installation of pipework within any substandard soils limits will also be a requirement of this report. The geotechnical report and comments on infrastructure construction for this subdivision must be submitted in conjunction with or prior to the submission of engineering drawings.

The City requires that South Bay Road be upgraded to an urban cross section from Arlington Road east to Keast Drive. All internal roads must be constructed to an urban standard.

The southeast portion of the proposed development is located in an area designated as Flood Plain. Areas designated as Flood Plain prohibit new buildings or structures except for flood or erosion control. The proposal includes a stormwater management pond located within the floodplain. The Ministry of the Environment (MOE) Stormwater Management Planning and Design Manual recommends end-of-pipe stormwater management practices to be located outside of the floodplain. As part of the stormwater management for this development, the owner shall incorporate drainage from the lots noted above into the overall storm drainage system for the area and provide an enhanced Level of Protection as detailed by the MOE. The Regional storm flow path is to be delineated through the subdivision.

The following draft plan conditions apply:

- 1) Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause



Date: January 23, 2013

problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

- 2) All streets will be constructed to an urban standard, including the required curbs and gutters.
- 3) The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties and show the stormwater overland flow path.
- 4) The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
- 5) The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services, Nickel District Conservation Authority and Fisheries and Oceans Canada.
- 6) Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
- 7) As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
- 8) The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
- 9) The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
- 10) The owner is required to pay cash contribution per residential unit for the South End Sewer Rock Tunnel project. The mentioned rate is according to By-Law 2011-276 Schedule "E" and is subject to amendment.

Title: 1721074 Ontario Ltd.

Date: January 23, 2013

11) The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.

12) The owner shall be responsible to have a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development, in addition to the flows generated from upstream lands. The report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property, and any upstream areas draining through the subdivision. The quality of the stormwater must meet an "enhanced" level of protection as defined by the Ontario Ministry of Environment.

### Environmental Planning Initiatives

There are a number of environmentally related issues associated with the above-noted application:

#### 1. Adjacency to Lake Ramsey – Phosphorus loading

The proposed application is located on the shore of Lake Ramsey, a municipal drinking water source for approximately 40% of Greater Sudbury's population. Site alteration and construction on land adjacent to a lake has the potential to increase phosphorus loading of the lake. Lakes that have lower quantities of phosphorus are less at risk of developing green algae and blue-green algae blooms.

The 2011 spring phosphorus value for Lake Ramsey is 6.0 micrograms per litre ( $\mu\text{g/L}$ ) and the 5-year average is 9.2  $\mu\text{g/L}$ , which indicates that this lake appears to be moving from mesotrophic (i.e., moderate in nutrient-richness) to oligotrophic (relatively nutrient poor).

The subject property is moderately to steeply sloping and is currently forested with mature trees and shrub cover. Existing onsite vegetation acts as an important buffer, absorbing runoff sediments and holding soil in place. Vegetation removal on the subject property should be kept to a minimum during site preparation and construction.

A natural vegetated buffer of at least 12 metres from the high-water mark should be retained and supplemented with additional shrubs where necessary. Given the steep slopes on the subject property, a shoreline buffer wider than 12 metres would be better for preventing erosion. As per the Official Plan, the maximum cleared area of shoreline must be 25% (of the shoreline) or 23 metres, whichever is less.

A Lot Grading Plan and Sediment Control Plan should be approved by the City prior to any site alteration on this property.

Date: January 23, 2013

## 2. Fish Habitat

The subject property's shoreline on Lake Ramsey provides fish habitat, which could be degraded by the proposed development unless specific mitigation measures are incorporated during and after construction. The policies in Section 9.2.4 of the City's Official Plan state:

*"1. Development and site alteration are not permitted in fish habitat, unless in accordance with federal requirements.*

*2. All construction activities shall be mitigated to prevent impacts on receiving waters.*

*3. All new development on lots adjacent to fish habitat will be required to demonstrate that no negative impacts will result from the development. Adjacent lands are considered to be within 30 metres of fish habitat. This area can be modified if justified by a study."*

The applicant or owner should contact the Nickel District Conservation Authority before starting any work on the shoreline.

## 3. Species At Risk

The subject property has the potential to provide habitat for two species considered as 'Threatened' in Ontario and in Canada: Blanding's Turtle and Whip-poor-will.

The subject property does occur within an area identified as habitat for Blanding's Turtle by the Natural Heritage Information Centre based on known occurrences of the species. Blanding's Turtle would most likely be found in the Bethel Lake and its adjacent wetlands, but this turtle species is known to travel several kilometers across uplands as well.

Whip-poor-wills are known to occupy territories during the breeding season in Lake Laurentian Conservation Area in habitat similar to that occurring on the subject property. It is, therefore, possible that this bird species uses the subject property as habitat during the breeding season.

Occurrence of either of these species would need to be determined through field surveys undertaken by qualified professionals during the appropriate season. This work should be undertaken as part of an Environmental Impact Study.

Policies in Section 9.2.2 of the City's Official Plan state:

*"2. Development and site alteration are not permitted in significant habitat of endangered species and threatened species.*

*3. Development and site alteration are not permitted on lands adjacent to significant habitat of endangered and threatened species unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. Adjacent lands are considered to be within at least 50 metres of significant habitat of endangered species and threatened species. This area can be modified if justified by a study."*

Title: 1721074 Ontario Ltd.

Date: January 23, 2013

#### 4. Wetlands

Wetlands may be present on the subject property at the northern edge of Block 'B' and on portions of Block 'A' where a storm pond is proposed. A watershed or subwatershed plan has not been prepared for the area containing the subject property.

Policy 3 in Section 9.2.3 of the City's Official Plan states:

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

#### 5. Tree Canopy Cover

A total of over 2500 seedlings of Jack Pine and Red Pine were planted on the subject property by the City's Regreening Program in 1999. The intent of the Regreening Program is to improve the quality of Greater Sudbury's terrestrial ecosystem and, by so doing, improve the health of the City's watersheds and urban and rural environments that were damaged by air emissions from past smelting activities.

Policies in Section 9.4.2 of the City's Official Plan state:

*"2. New development, redevelopment, and municipal infrastructure works on previously restored land will be required to mitigate any impacts to existing soil and vegetation. Where mitigation through avoidance is not possible, onsite soil erosion shall be prevented and all vegetation removed shall be replaced through appropriate and adequate site landscaping and/or land reclamation measures."*

*3. New development, redevelopment, and municipal infrastructure works on land in need of reclamation, will be required to reclaim the soil and vegetation onsite to a level equal to or greater than would be achieved through the City's Land Reclamation Program."*

*4. In order to protect and improve the urban tree canopy, applications for subdivision or site plan approval may require a landscape plan. The plans will include the following:*

- a. A description of how natural vegetation is being retained as much as possible;*
- b. The identification of trees or stands to be retained;*
- c. Measures to protect trees to be retained during and after construction;*
- d. A description of vegetation and trees to be removed and replacement strategy and measures;*
- e. A detailed planting plan to illustrate proposed replacement strategy and measures for lost vegetation, including trees; and,*

Date: January 23, 2013

f. *The use of native species wherever possible."*

It is recommended that this application be required to develop a landscape plan containing the elements outlined above.

## 6. Green Space

The Final Report of the Green Space Advisory Panel identifies a portion of the subject property (Keast Fault Zone) as having the potential to become a Natural Park and places the highest priority category for acquisition by the City. The Draft Plan of Proposed Subdivision attached to the application indicates that at least half of the area (below the fault) identified by the Green Space Advisory Panel is proposed greenspace to be dedicated to the City of Greater Sudbury.

## 7. Environmental Impact Study

To address the environmentally related issues listed above, a full-site environmental impact study (EIS) should be prepared as outlined in Section 9.5 of the City's Official Plan.

### Greater Sudbury Fire Services:

No comments.

### Greater Sudbury Hydro:

Our office has no objections with the application. However, please note in the future during the development stage the Owner/Applicant will be responsible for meeting our easement requirements. The Owner/applicant will also be responsible for all legal and survey costs, along with all costs associated with distribution installation.

### Greater Sudbury Transit:

No comments.

### Roads and Transportation Services:

The application is proposing the creation of 135 dwelling units consisting of single family and condominium units. A development of this size can be expected to generate more than 1,150 vehicle trips on an average weekday. We are concerned about the impact a development of this size will have on the road network in the area. The need and timing of the second access to Laurentian University may also be impacted by this development. In order to access the transportation impacts of the development, we recommend that the owner be required to undertake and submit a Traffic Impact Study prior to the application proceeding to the Planning Committee.

Date: January 23, 2013

The following are additional comments regarding the proposed subdivision plan:

- The proposed cul de sac is to be extended and connect with Arcadia Terrace.
- A public road is required to connect Keast Drive to Arbour Court on the subdivision immediately to the west.
- We recommend that a pedestrian connection be provided to Block 'B'.

### Drainage

The Drainage Section has reviewed the above application and can provide the following comments.

Lake Ramsey is an environmentally sensitive water body in the City of Greater Sudbury. It is a drinking water source and subject to source water protection concern and requirements. It is our view that the proposed stormwater treatment pond facility for the development is not the optimum stormwater treatment solution. Within the 2003 Ministry of the Environment Stormwater Planning and Design Manual, it is stated that stormwater treatment facilities should normally be located outside of the flood plain and above the 100 year storm elevation. The proposed pond is located in the Regional storm flood plain in whole and the 100 year flood plain in part.

The stormwater facility area would require substantial filling to meet the standard normal Ministry of the Environment requirement. It is our view that a Vortechs hydrodynamic treatment station would be a more satisfactory environmental control solution.

We would highly recommend that the treatment system be designed to the same standard as the Lake Nepahwin treatment stations to achieve 85 percent total suspended solids removal to the 50 micron particle size for a 1 in 2 year storm event. This is higher than the current 2003 Ministry of the Environment Stormwater Planning and Design Manual standard but reflects the importance of protecting the Ramsey Lake water body.

A significant watercourse exists through proposed lots 58 to 61 with road frontage on South Bay Road and the subject property is located in very close proximity to Ramsey Lake.

We require the following conditions be imposed on the subdivision:

1. Onsite stormwater quality controls are required to achieve the net annual removal efficiency of 85 percent total suspended solids removal to the 50 micron particle size for the 1 in 2 year storm event. The owner shall be responsible for the supply of land necessary for the stormwater treatment facility, in addition to the costs for the design and construction of the said facility.
2. The Regional storm overland flow route for the subject property shall be clearly delineated on the stormwater management and subdivision grading plans. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks. The stormwater management report shall indicate the overland flow outlets to the lake.

3. The grading of roadways and the configuration of stormwater infrastructure for the development shall be designed to capture all stormwater contaminants from vehicular travelled areas within the total subdivision and condominium development areas.
4. The owner is required to provide a cash contribution in lieu of onsite stormwater controls for lots 58 to 61 towards downstream stormwater controls to be implemented by the City.
5. Lots 58 to 61 inclusive shall be withheld from development until a stormwater conveyance channel and lot development (ie. house sitting) report and plans are detailed to show how the upstream drainage area major storm can be routed through the properties without flooding future homes and to establish regional storm conveyance driveway culverts through the lots. Said report shall detail the installation of a regional storm culvert crossing at the intersection of Keast Drive and South Bay Road.

#### Preliminary Planning Review and Considerations

The preliminary review of the application has identified the following matters which will be examined as part of the full review of the application. These include but are not limited to the following:

The density and mix of housing types in the proposed development;

The relationship and interface between the development and Ramsey Lake;

The relationship between the development and surrounding neighbourhood;

The relationship between the proposed development and policies respecting the natural environment and housing;

The impact on the proposed development on the transportation network;

The adequacy of municipal services;

Conformity with CPUD policies;

Greenspace Advisory Panel Report; and

An Environmental Impact Study including information to address the comments provided by the Manager of Environmental Planning Initiatives.

## **MINUTES FROM FEBRUARY 11, 2013**

### **PRELIMINARY PLANNING REPORT - APPLICATION FOR REZONING AND PLAN OF SUBDIVISION IN ORDER TO PERMIT THE DEVELOPMENT OF A 63 LOT RESIDENTIAL SUBDIVISION AND THREE MULTI-FAMILY BLOCKS FOR 72 CONDOMINIUM UNITS, KEAST DRIVE, SUDBURY - 1721074 ONTARIO INC.**

---

**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.**

Report dated January 29, 2013 was received from the General Manager of Growth and Development regarding a preliminary planning report - application for rezoning and plan of subdivision in order to permit the development of a 63 lot residential subdivision and three multi-family blocks for 72 condominium units, Keast Drive, Sudbury - 1721074 Ontario Inc.

Letter of concern dated December 20, 2012 was received from Elaine G. Porter, area resident.

Letter of concern received November 26, 2012 was received from Dr. Robin & Barbara Bolton, area residents.

Letter of opposition dated December 21, 2012 was received from Naomi Grant, Chair, Coalition for a Liveable Sudbury.

Letter of concern dated October 15, 2012 was received from Rainbow Routes Association Board of Directors.

Letter of concern was received from S. J. Lane, area resident.

Letter of objection dated August 22, 2012 was received from Mark Browning, city resident.

Letter of concern dated August 30, 2012 was received from Dr. Elaine Porter, city resident.

Letter of objection dated August 20, 2012 was received from Norman Cheadle, city resident.

Letter of objection dated December 14, 2012 was received from Peter Villa, area resident.

Email of concern dated January 28, 2013 from Jo Duke, city resident, was distributed at the meeting.

Letter of concern dated January 29, 2013 from Cathy Jakelski, area resident, was distributed at the meeting.

Letter of support dated January 30, 2013 from Cliff B. Richardson, area resident, was distributed at the meeting.



Letter of concern dated February 4, 2013 from John Lindsay, Chair, Minnow Lake Restoration Group – CAN, was distributed at the meeting.

Email of concern dated February 5, 2013 from Julie Noël de Tilly, area resident, was distributed at the meeting.

Letter of concern dated February 7, 2013 from Klaus Jakelski, area resident, was distributed at the meeting.

Email of concern dated February 10, 2013 from Jan Browning, area resident, was distributed at the meeting.

Letter of concern dated February 11, 2013 from Lily Noble, Co-chair, Ramsey Lake Stewardship Committee was distributed at the meeting.

Letter of objection dated February 11, 2013 from Naomi Grant, Chair, Coalition for a Liveable Sudbury, was distributed at the meeting.

Norm Eady, the applicant, was present.

The Director of Planning Services outlined the application to the Committee.

Mr. Eady stated he is aware of the community's issues and concerns regarding development around lakes and he has had made many revisions to this application over that last couple of years. He has spoken with the neighbours regarding the development and is a member of the Community Action Network. He believes the existing properties pollute the lake from run-off and sewage systems more than this new development would. He stated the dedicated parkland is sized according to the requirements. He believes existing houses on Keast Drive have been built in the designated flood plain. He informed this development has no proposed buildings within the flood plain and believes the development will increase the quality of Lake Ramsey. He hired an engineering firm to conduct a traffic study which states there will not be an increase in traffic as the new traffic generated will be travelling in the opposite direction during rush hour traffic. He stated the drainage plans for the development take into consideration water run-off. He also believes the development will improve the water and sewer conditions and the quality of Ramsey Lake. He informed he held three meetings to inform the community about the development and believes there is a lot of misinformation regarding his application.

Lily Noble, Co-Chair, Lake Ramsey Stewardship Committee gave a powerpoint presentation demonstrating the concerns about the proposed development. She stated concern over Lake Ramsey being swimmable, fishable, drinkable and enjoyable in the future due to the increase of blue green algae. She believes the application has been completed; however, a number of studies including environmental impact, geotechnical, and water shed as well as a stormwater management plan have not been completed. These studies should be completed and considered to assess all the issues before the development is considered. She stated the applicant proposes a Comprehensive Planned Unit Development for reduced frontage and condo developments and will preserve unique environmental features, natural vegetation, sensitive to terrain and natural drainage but questions how this will occur if new roads and homes are to be built. She believes the dedicated parkland should be increased. She is concerned about the visual quality of the higher elevations from the lake as this should be protected and preserved. She feels the application should be denied.

Naomi Grant, Chair, Coalition for a Liveable Sudbury stated she has similar concerns regarding the safety of Lake Ramsey and believes the application should be denied. She stated over 1000 lots are being developed around Lake Ramsey and the studies required are not completed to be able to move ahead. She stated there are two species at risk and field studies which need to be completed. She believes the development does not meet existing policies. She stated the sewer and water requirements have not been met and the proposed septic lift station is located in the flood plain which is not acceptable to the City or the Ministry. The parklands are not located in an area that is convenient. Lots are being built on natural streams and the wetlands are being proposed to be filled in. Policies are in place that state there cannot be any interference with natural wetlands. She believes development of some proposed lots will require significant blasting. She stated there is a sensitive fish habitat located close to the development. She is concerned about traffic increases and believes this development does not meet the policies that are in place and is not in the interest of the community.

Cathy Jakelski, area resident, stated she is concerned about the traffic as there will only be one access point in and out of the development. She stated the traffic study reads that the existing traffic is at capacity. She believes the traffic issues are not seasonal. The development is not close to arterial roads, and is accessed off a collector road. She is concerned about public safety and the impact the heavy construction equipment will have on the roads. She feels the proposal does not keep with the natural topography and building is to occur in the flood plains and close to fish habitats. She is also concerned about the runoff into Bethel Lake and Lake Ramsey and feels this development is not compatible with the area.

Mark Browning, city resident, stated his mother resides on Ramsey Lake Road and is concerned about the increase of traffic. He believes it is the responsibility of the government to protect the natural resources especially Lake Ramsey as it is a drinking water source. He has seen the lake suffer with blue green algae and when this happens the community suffers. He believes a moratorium on development around Lake Ramsey should occur. He requested the application be denied and stop all development surrounding Lake Ramsey.

Steve May, area resident, stated Lake Ramsey should be protected as it is the main source of drinking water. He believes the plan of subdivision and the rezoning do not meet existing policies. He feels the plan should be refused or remove buildings in the flood plain. He stated the wetlands are being replaced with a storm water management plan and with the expectation of more extreme weather events due to climate change this will cause more flooding. He requested the application be refused due to lack of conformity to the Official Plan, flood plain lands be removed from development and all studies be completed before the applicant returns.

Peter Villa, area resident stated he is concerned about the water quality and storm water management. He does not believe that completing the sewer loop at Bethel Lake will improve water quality. He is concerned about storm water runoff from rain and melting snow as it carries silt, salt, fertilizers, pesticides, pet waste and garbage into the lake. Without proper management and studies the development will increase the pollutants and the growth of blue green algae and milfoil. He stated the wetlands are essential to the life of the lake and the pond should be located outside the wetlands. He does not believe that using the suggested alternative way to clean the water is appropriate as only the coarse debris will be removed not the salt, silt and oils. He requested construction of an appropriate storm water management plan and the reports be made public.

John Lindsay, Chair, Minnow Lake Community Action Network and Minnow Lake Restoration Committee stated the lake is for all residents to use. He is concerned about the values of the existing properties along the lake, especially if the lake dies. He believes there is no value to living on Minnow Lake and he does not want the same problems occurring in Ramsey Lake. He recommended other areas be reviewed to develop.

Claude Jakelski, area resident, stated he is concerned the sewer loop line hook up from Dixon Road to the development will require digging in the swamp bed and this could cause water contamination issues to the lakes. He stated Bethel Lake is high in phosphorous which could lead to more phosphorous in Ramsey Lake. He believes the septic systems along Keast Drive are threats to Ramsey Lake and adding more would increase the issues. He feels a water shed study needs to be completed before any new development occurs and requested the application be denied.

Elizabeth Bamberger, area resident, stated she supports the previous comments and requested the application be reconsidered. She does not believe that enough information has been collected to continue with the application and requested all reports and studies be completed before the application is approved.

Karathduvu Nagarajan, area resident, stated a report was completed in 1974 by the Ramsey Lake Community Improvement Plan to conserve the water shed including this piece of land being the last piece of the water shed left. He stated investments have been made in regreening the area. He requested other areas should be used for this development and the property should be left available for public use.

Recess

At 8:02 p.m. the Committee recessed.

Reconvene

At 8:13 p.m. the Committee reconvened.

Greg Dalton, Friends of Bennett Lake, stated he is concerned about the water quality of the lake and the impact the development will have on it as most of the development will be on rock and the runoff will be directly into the lake. He is concerned the development is being approved prior to the completion of necessary studies.

Councillor Caldarelli, Ward Councillor, stated she believes the people commenting have concerns about the proposal and the effects it will have on Ramsey Lake. She stated consideration must be given if intensification of the development surrounding the lake is to continue. The residents believe the lift station and the water pond are being located in the swamp lands. Consideration should be given of the development as a whole and requested the studies be completed and available before the application returns to the Planning Committee.

Mr. Eady stated most of the required studies have been completed and believes most of the concerns have been addressed. He informed the Storm Water Management Source Protection and Nickel District Conservation Authority have listed their concerns and he believes they can be mitigated. He feels the sewer and water systems will benefit the new development as well as the existing properties. He stated notice was given to the Ward Councillor regarding the development and a community meeting was held where the plans of development were distributed. He informed there will be 15 lots along the waterfront; the natural shoreline will be protected as the homes will be built on top of the hills. The Creighton fault is not being touched or built on. He stated the property is not greenspace, it is private land. He informed the subdivision is low density and all buildings are meant to blend into the community. He is following the policies set out by the Province and the City.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this application and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following recommendation was presented:

PL2013-22 Belli/Rivest: THAT the City of Greater Sudbury receive the comments and submissions made at the public hearing on Files 751-6/11-6 and 780-6/11003;

AND THAT staff complete their review of files 751-6/11-6 and 780-6/11003 by 1721074 Ontario Inc. and schedule a second public hearing on this matter before the Planning Committee, when complete.

**YEAS: Councillors Dutrisac, Rivest, Belli, Craig, Kilgour**

**CARRIED**



February 6, 2015

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

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

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

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



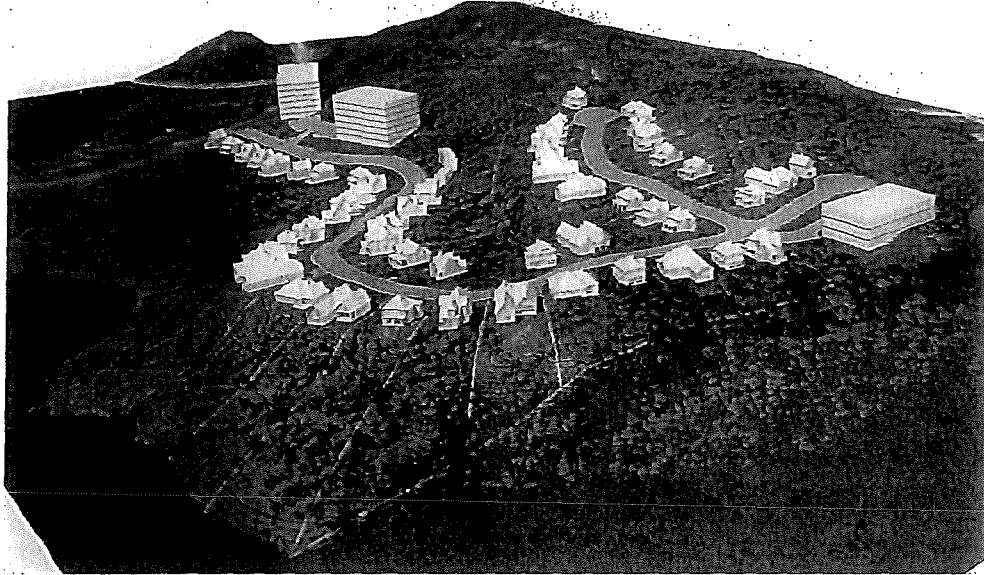
Much of this forest will be removed to make room for homes. Significant blasting will be required to bring water and sewer pipes up this hill. We are concerned that most of this soil, currently held in place by the trees, will eventually be washed into the lake. The steep cliff on lots 13-23 have been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

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



Current view of property looking south over the Bethel wetland.

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



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

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

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

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

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

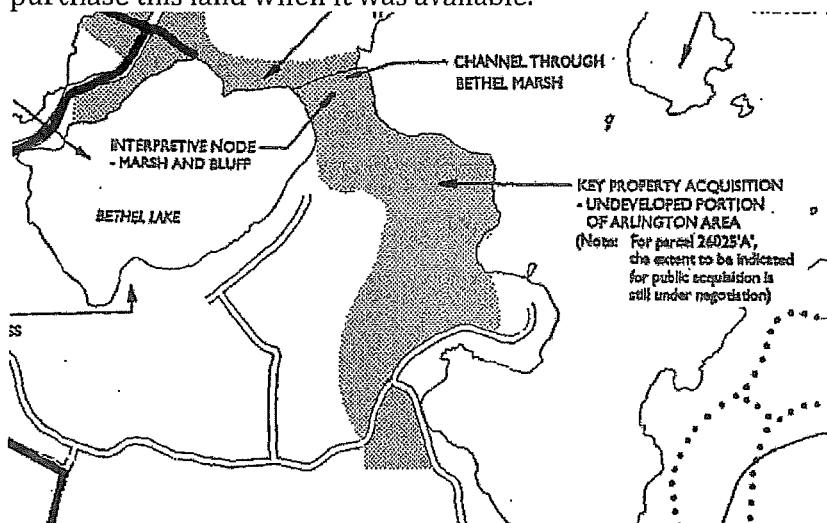


Higher density in this location brings issues to the neighbourhood. From the RL-CIP, 3.2.3 Policies:

*It shall be the policy that:*

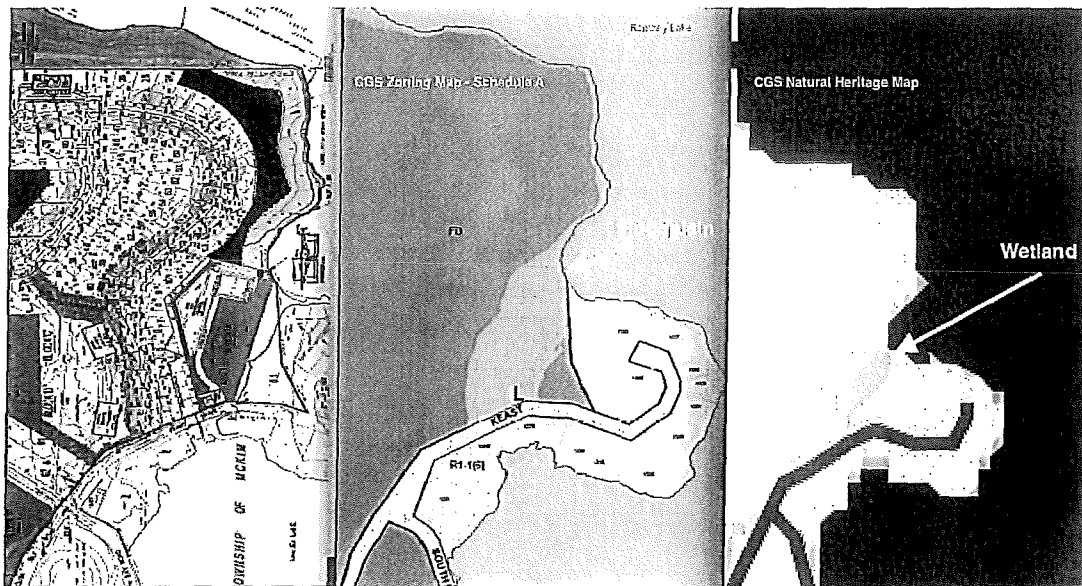
1. *Ramsey Lake Road should not be widened much beyond the Science North entrance so as to maintain its scenic road character.*
2. *Development of new facilities that will significantly increase the traffic volume of Ramsey Lake Road such that road widening would become necessary in the future should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

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



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

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



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

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

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

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

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

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

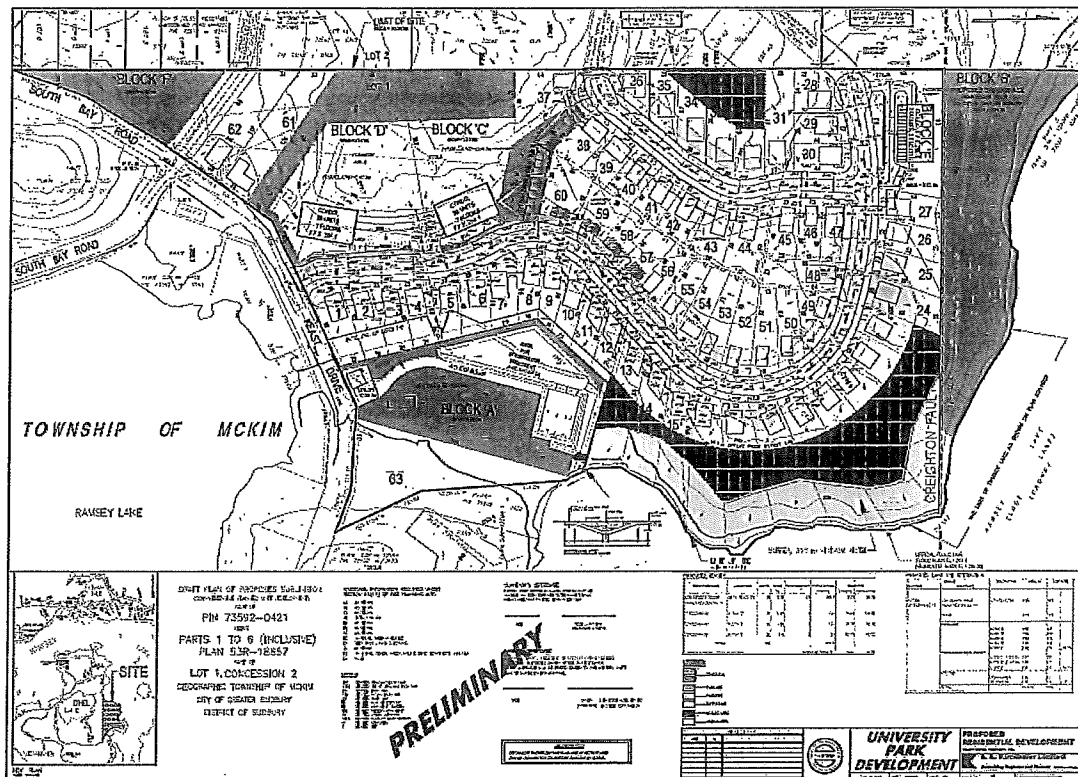
In this proposed development, homes 1-5 are in the current floodplain, so the land will require infilling, which will alter the floodplain.

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

***Request for Notice***

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

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



RECEIVED

FEB 11 2013

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

February 11, 2013

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

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

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

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

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

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

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

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

Respectfully submitted,



Elizabeth Bamberger

Encl.1

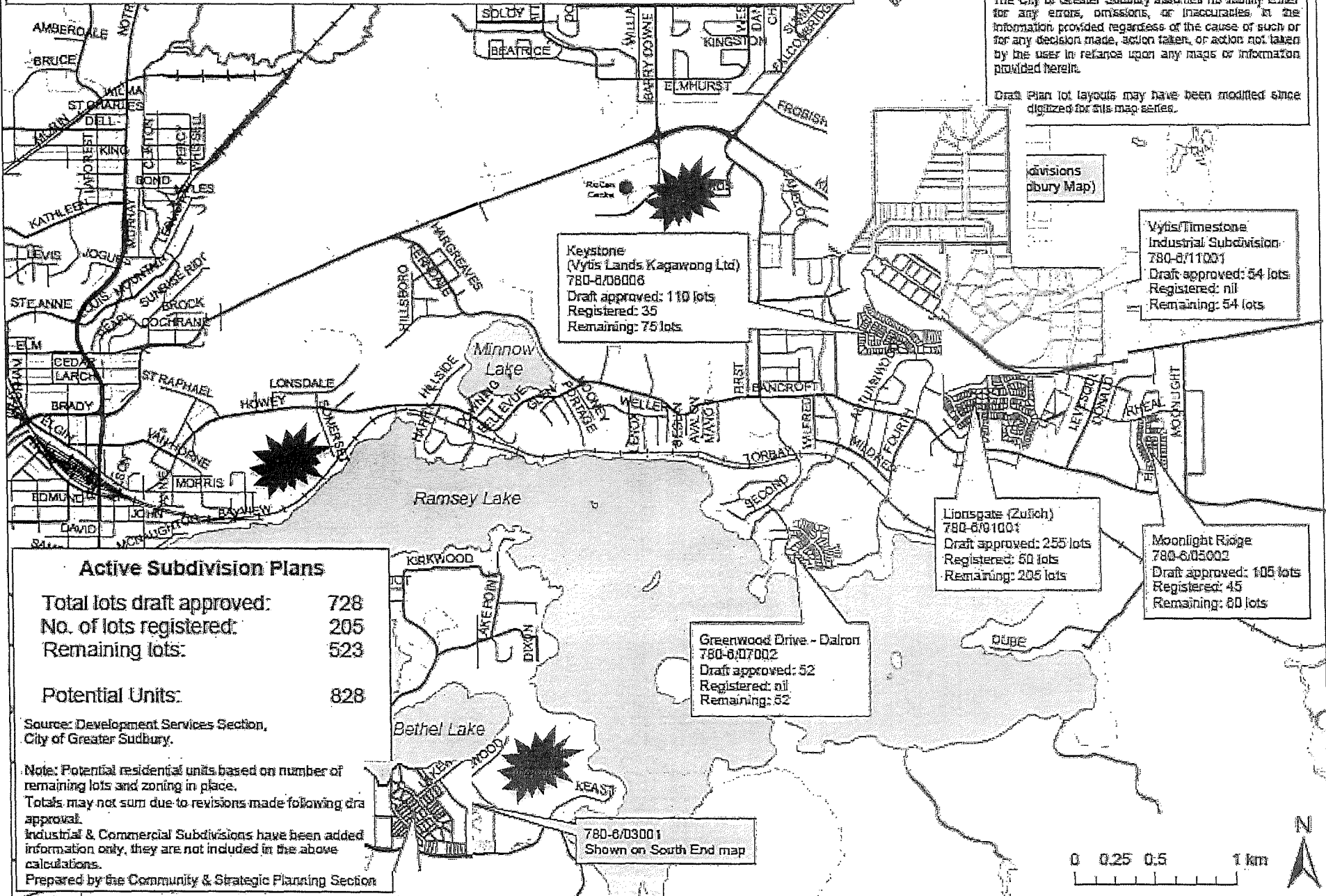
c.c.     **Planning Committee Councillors**  
         **Other Councillors**  
         **Mayor**

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

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

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

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



February 11, 2013

City of Greater Sudbury

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

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

File Number: 780-6/11003

751-6/11-6

To Whom It May Concern:

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

**DRAINAGE DITCH/FISH SPAWNING STREAM**

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

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



**BLASTING AND BOREHOLES**

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

**ACCESS ROAD AND TRAFFIC**

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

Respectfully

Peter and Louise Edmunds

Michel and Sisi Germain

RECEIVED

FEB 11 2013



Ramsey Lake Stewardship Committee

February 11, 2013

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

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

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

To Whom It May Concern:

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

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

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

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

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

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

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

## **3. Stormwater runoff**

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

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

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

## **5. Steep shoreline lots**

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

**6. Loss of habitat**

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

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

**Request for Notice**

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

Sincerely,

Lilly Noble  
Co-Chair, Ramsey Lake Stewardship Committee

---

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

---

Dear Liz,

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

Councillor

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

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

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

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

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

Thank you for reading my comments, best regards,

Jan (Browning)

710 Ramsey Lake Rd

Klaus Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E6H7

February 7, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

Klaus Jakelski.



---

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

---

FEB 05 2013

Growth and Development department-Planning Services,

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

Some of my concerns for this proposed development include:

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

Thank you

Julie Noël de Tilly

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

FEB 06 2013

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

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

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

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

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

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

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

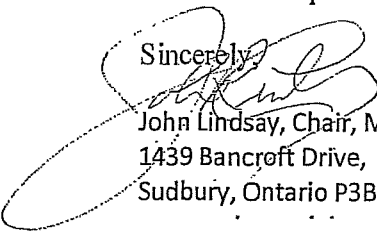
The Minnow Lake Restoration Group and the Minnow Lake Community Action Network share a responsibility for the Ramsey Lake Watershed which includes Minnow Lake and virtually the entire north shore of Lake Ramsey. It is our opinion based on the latest documented evidence that we have reached the point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

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

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

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

Sincerely,



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

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

RECEIVED

Page 1 of 1

JAN 31 2013

Good morning,

PLANNING SERVICES

ET

AS

780-6/11003

751-6/11-6

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

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

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

Many thanks,

Jo Duke

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

RECEIVED

FEB - 4 2013

Jan 30th, 2012 PLANNING SERVICES

Eric Taylor  
Manager of Development Approvals  
City of Greater Sudbury

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

Dear Mr. Taylor,

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

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

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

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

You have our full support of this proposed application.

Regards,



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

RECEIVED  
FEB 07 2013

Cathy Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E 6H7

January 29, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours truly,

Cathy Jakelski

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



RECEIVED

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

DEC 20 2012

PLANNING SERVICES

Dec. 20, 2012.

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

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

To whom it may concern:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Elaine G. Porter, Ph.D.



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

Dec. 14, 2012

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

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

To whom it may concern:

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

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

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

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

Consider the Plan.

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

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

Page 78 of the Official Plan

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

Page 107 of the Official Plan

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

Page 107 of the Official Plan

Has this approval been granted?

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

Page 90 of the Official Plan

When will this report be available?

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

Page 96 of the Official Plan

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

Page 4-5 of the SWM Planning & Design Manual

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

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

Page 98 of the Official Plan

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

Page 97 of the Official Plan

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

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

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

Page 97 of the Official Plan

The developer cannot possibly meet this regulation.

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

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

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

Pages 242-243 of the Official Plan

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

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

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

Peter Villa  
Resident of Keast Drive

Dear Councillors:

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

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

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

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

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

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

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

Yours sincerely,

Paul Marleau

## **Coalition for a Liveable Sudbury**

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

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

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

**Recommendation:** Deny application

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

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

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

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

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

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

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

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



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

Summary regarding impacts on water quality in Ramsey Lake

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

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

RECEIVED

NOV 26 2012

780-6111003

751-6111-6

City of Greater Sudbury PLANNING SERVICES

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

ET  
AS ✓

Re: South Bay Road/Keast Road development

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

Our comments are limited to the traffic flow issue.

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

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

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

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

Respectfully submitted

(Dr.)Robin and Mrs. Barbara Bolton

1390 South Bay Road

P3E 6H6

Least



Coalition for a  
**Liveable**  
Sudbury

Making connections. Working toward sustainability.

November 21, 2012

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

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

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

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

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

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

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

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

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

#### **Identified green space**

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

#### **Larger impacts**

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

#### **Community outreach**

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

#### **Request for Notice**

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

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

751-6111-6  
780-611003

Dear Mr. Taylor,

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

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

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

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

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

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

Yours truly,

S. J. Lane

2196 South Bay Road

Sudbury, ON P3E 6H7

--

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

---

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

---

Dear Mr. Taylor,

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

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

Thank you.

Elaine

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

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

---

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

---

Dear Eric,

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

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

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

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

Mark Browning

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



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

---

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

---

Dear Eric Taylor,

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

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

Respectfully yours,  
Norman Cheadle  
462 Winchester Drive

The background of the slide features a light beige area at the top and bottom, separated by a wide teal band. The beige areas are decorated with a pattern of thin, vertical, slightly wavy lines in a darker shade of beige. The teal band contains the text in white.

# University Park

## Comprehensive Planned Unit Development (CPUD)

Planning Committee Meeting – June 22, 2015

# Proposed Development Plan

- 171 Dwelling units consisting of:
  - 56 single detached dwellings on individual lots
  - 115 condominium units located in 3 blocks
- 5 blocks for open space (~30% of the land area, 50% of shoreline) dedicated to the City
- Located on Bethel Peninsula, South Shore of Ramsey Lake
- Utilizes the Comprehensive Planned Unit Development (CPUD) approach (s. 20.7 of the OP)
  - First of its kind in Sudbury
  - Generally intended for mixed density development
  - Set out additional criteria for development, including: preservation of environmental features, vegetation; greater parkland dedication; complementary built form; preservation of views; linked open space
  - Enables greater heights and densities than otherwise permitted

# Meeting the CPUD criteria

## Preservation of Topography





# Meeting the CPUD criteria

## Preservation of Vegetation



Meets OP policies:  
20.7.1 a) i)  
20.7.2 a)  
20.7.2 e)  
21.5.2 c)

Meets CIP policies:  
3.3.3.3 b)

Existing Conditions:  
Tree groupings planted through CGS greening 33

Future Conditions:  
Tree groupings planted through CGS greening 26

● Trees planted through greening  
(Some points represent groupings of trees)



# Meeting the CPUD criteria

## Preservation of Environmental Features





# Meeting the CPUD criteria

## Linked & Integrated Dedicated Open Space





# Meeting the CPUD criteria

## Linked & Integrated Dedicated Open Space (Neighbourhood Level)



Meets OP policies:  
20.7.2 d)  
21.5.2 e)

Meets CIP policies:  
3.3.3.3 d)  
3.3.3.8



# Density

- The development as proposed at 171 units, or 11.4 units/ha net density, is appropriate and conforms to the OP:
  - Typical development (non-CPUD) in the South Peninsula policy area is already allowed at 10 units/ha net density.
  - When undertaking a CPUD in the South Peninsula, minimum lot frontages and areas are specified, there is no specific density: all proposed lots and blocks are compliant
  - CPUD is intended for mixed density development which follows the densities set out for Living Area 1 of the OP. All proposed densities are compliant with s. 3.2.1 of the OP.
  - CPUD provisions specifically enable increases in height and density.
  - Net density of South Peninsula will be ~5.1 units/ha with proposed development

# Height

- The development as proposed at a maximum of 7 storeys for Condo Blocks C and D is also enabled by the CPUD policies
  - CPUD allows flexibility and enables greater heights
  - Building design and height allows parking within the building envelope and serves to reduce site disturbance and impervious surface parking areas, which may otherwise be necessary with lower building heights/units
  - Intent is to build into the slope with 2 storeys of parking under 5 storeys of dwelling units, with overall building height below the height of land

# Height

## University Park Neighbourhood

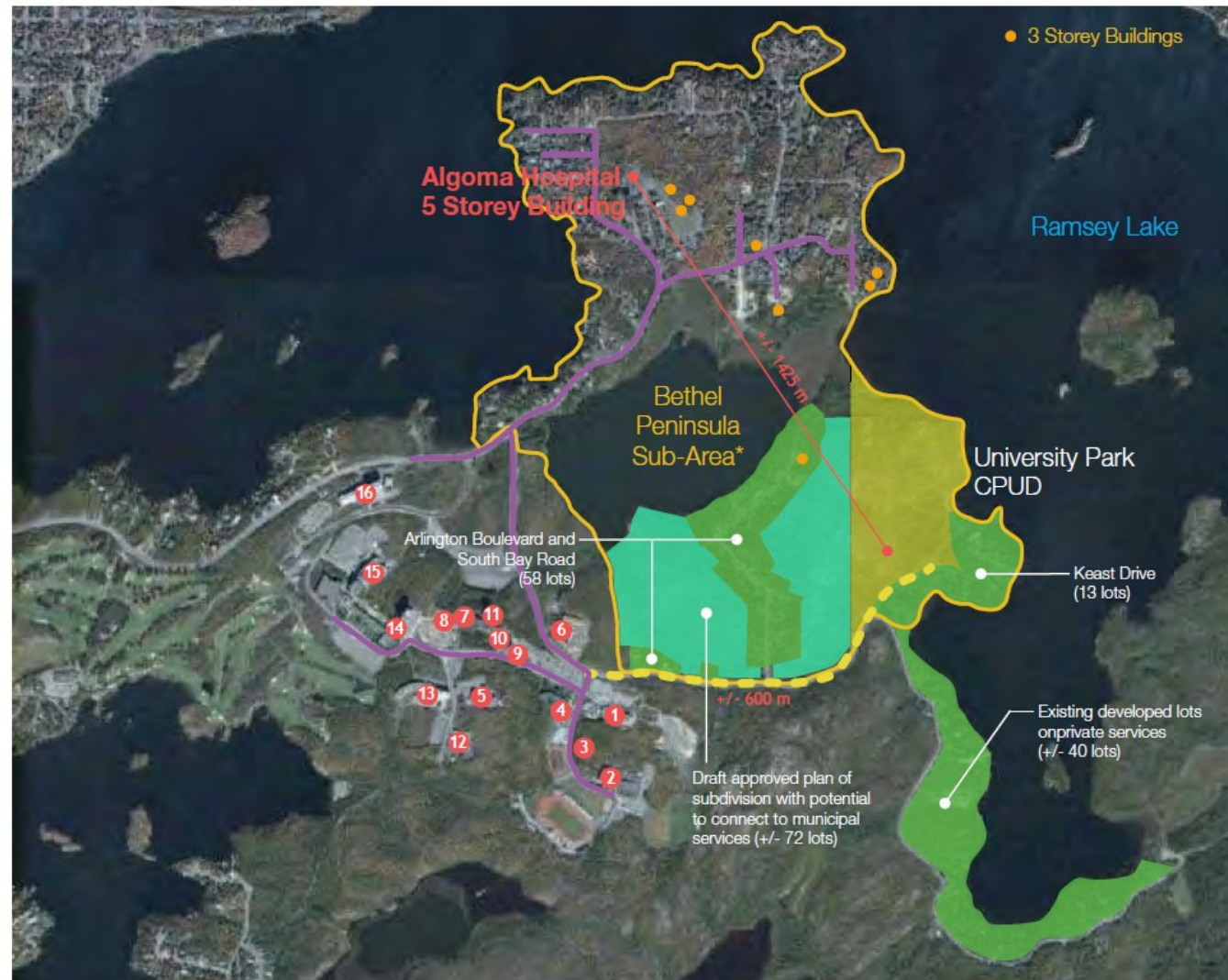
### Municipal Services

- Existing Water & Sanitary
- Proposed Neighbourhood
- Proposed Water & Sanitary
- Existing Lots on private services with potential to be connected to municipal services

Meets CIP policy: 3.3.3.1

### Building Heights

1. Northern Ontario School of Medicine  
4 Storey Institutional Building
2. Ben Avery Building  
4 Storey Institutional Building
3. Bachelor of Education Building  
3 Storey Institutional Building
4. Alphonse Raymond Building  
4 Storey Institutional Building
5. Huntington University  
3 Storey Institutional/Residential Building
6. St. Joseph's Villa  
4 Storey Long Term Care Building
7. Single Student Residence  
4 Storey Residential Building
8. West Residence  
6 Storey Residential Building
9. East Residence  
12 Storey Residential Building
10. University College Residence  
12 Storey Residential Building
11. Married Student Residence  
12 Storey Residential Building
12. Thorneloe University  
3 Storey Institutional Building
13. University of Sudbury  
4 Storey Institutional Building
14. R.D. Parker Building  
11 Storey Institutional Building
15. Fraser Auditorium  
7 Storey Institutional Building
16. Willet-Green Miller Centre  
8 Storey Institutional Building



\*Sub-Area of the Ramsey Lake Community Improvement Plan, 1994

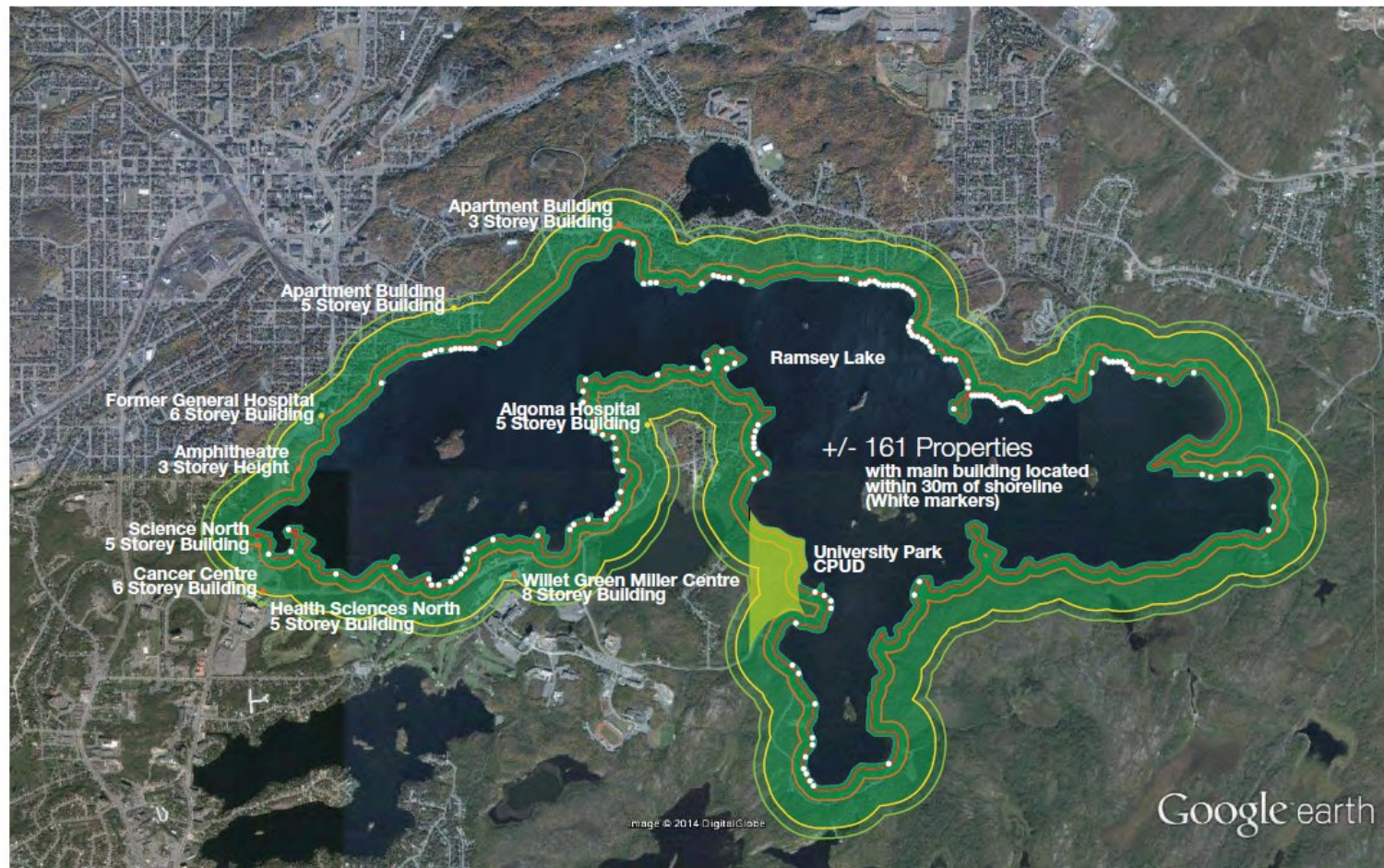


# Height

## Ramsey Lake Community

### Setback from Shoreline

- 30m  
Proposed setback from shoreline in which vegetation is preserved and no primary buildings are allowed.
- 100m  
Setback from shoreline to University Park's 3 storey condominium.
- 306m
- 384m  
Setback from shoreline that encompasses entire University Park CPUD.



## Lots 20 & 21 to Remain Residential

- Additional view corridor and access to Block B was dedicated as a result of meetings with City Staff
- Nearly 30% of land area is dedicated as open space
- Comments indicate that dedicated open space, including Creighton Fault, is “not usable, desirable...or suitable”, contrary to CPUD criteria and City’s GSAP report, which identifies it for passive recreation
- These lots are not appropriate for active parkland

## Condition 21 – 5% Contribution to Class EA

- Traffic study indicates development will contribute 5% of overall traffic in the area during peak hours
- Staff report requests \$42k for a \$300k study (14%)
- A 5% contribution would more be more appropriate given the conclusions of the Traffic Study

## Benefits of the Plan

- Development in urban Sudbury, proximate to major employers, services, and amenities
- Mix of densities allowing efficient use of land, infrastructure, and services
- Provides 30 % open space dedication, 50% shoreline dedication, links to existing parks/trails, including waterfront lands
- Extends municipal services and utilities which existing properties can benefit from
- Protects natural heritage features including Creighton Fault, thicket ecosite, wildlife habitat, vegetation, heights of land

# Request for Approval

- Request that Planning Committee approve the application as submitted for:
  - 171 dwelling units
  - Maximum 7 storeys in height
  - Lots 20 and 21 to be retained for residential purposes
- Request changes to the following draft conditions
  - 15) related to Lots 20/21
  - 2i) related to Lot 56
  - 18) related to a contribution for seedlings
  - 19, 20) related to the traffic study
  - 21) related to the contribution for the Class EA for a 2<sup>nd</sup> LU access





# University Park

## Comprehensive Planned Unit Development (CPUD)

Planning Committee Meeting – June 22, 2015

# Proposed Development Plan

- 171 Dwelling units consisting of:
  - 56 single detached dwellings on individual lots
  - 115 condominium units located in 3 blocks
- 5 blocks for open space (~30% of the land area, 50% of shoreline) dedicated to the City
- Located on Bethel Peninsula, South Shore of Ramsey Lake
- Utilizes the Comprehensive Planned Unit Development (CPUD) approach (s. 20.7 of the OP)
  - First of its kind in Sudbury
  - Generally intended for mixed density development
  - Set out additional criteria for development, including: preservation of environmental features, vegetation; greater parkland dedication; complementary built form; preservation of views; linked open space
  - Enables greater heights and densities than otherwise permitted

# Meeting the CPUD criteria

## Preservation of Topography



Meets OP policies:  
20.7.1 a) i)  
20.7.2 a)  
20.7.2 c)  
21.5 2 c)

Meets CIP policies:  
3.3.3 3 b)



# Meeting the CPUD criteria

## Preservation of Vegetation



Meets OP policies:  
20.7.1 a) i)  
20.7.2 a)  
20.7.2 e)  
21.5 2 c)

Meets CIP policies:  
3.3.3 3 b)

Existing Conditions:  
Tree groupings planted through CGS greening 33

Future Conditions:  
Tree groupings planted through CGS greening 26

● Trees planted through greening  
(Some points represent groupings of trees)



# Meeting the CPUD criteria

## Preservation of Environmental Features





# Meeting the CPUD criteria

## Linked & Integrated Dedicated Open Space





# Meeting the CPUD criteria

## Linked & Integrated Dedicated Open Space (Neighbourhood Level)



# Density

- The development as proposed at 171 units, or 11.4 units/ha net density, is appropriate and conforms to the OP:
  - Typical development (non-CPUD) in the South Peninsula policy area is already allowed at 10 units/ha net density.
  - When undertaking a CPUD in the South Peninsula, minimum lot frontages and areas are specified, there is no specific density: all proposed lots and blocks are compliant
  - CPUD is intended for mixed density development which follows the densities set out for Living Area 1 of the OP. All proposed densities are compliant with s. 3.2.1 of the OP.
  - CPUD provisions specifically enable increases in height and density.
  - Net density of South Peninsula will be ~5.1 units/ha with proposed development



# Height

- The development as proposed at a maximum of 7 storeys for Condo Blocks C and D is also enabled by the CPUD policies
  - CPUD allows flexibility and enables greater heights
  - Building design and height allows parking within the building envelope and serves to reduce site disturbance and impervious surface parking areas, which may otherwise be necessary with lower building heights/units
  - Intent is to build into the slope with 2 storeys of parking under 5 storeys of dwelling units, with overall building height below the height of land

# Height

## University Park Neighbourhood

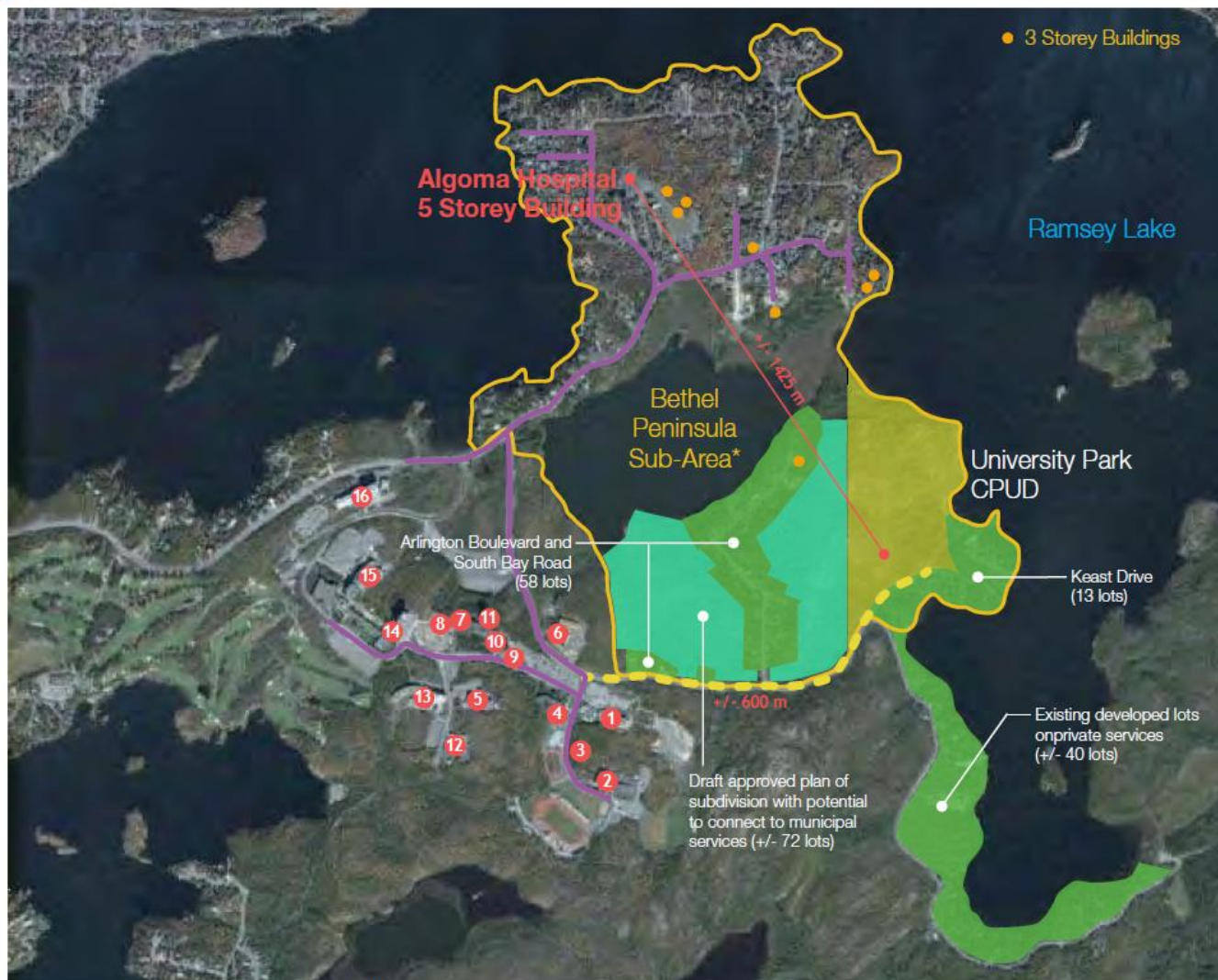
### Municipal Services

- Existing Water & Sanitary
- Proposed Neighbourhood
- Proposed Water & Sanitary
- Existing Lots on private services with potential to be connected to municipal services

Meets CIP policy: 3.3.3 1

### Building Heights

1. Northern Ontario School of Medicine  
4 Storey Institutional Building
2. Ben Avery Building  
4 Storey Institutional Building
3. Bachelor of Education Building  
3 Storey Institutional Building
4. Alphonse Raymond Building  
4 Storey Institutional Building
5. Huntington University  
3 Storey Institutional/Residential Building
6. St. Joseph's Villa  
4 Storey Long Term Care Building
7. Single Student Residence  
4 Storey Residential Building
8. West Residence  
6 Storey Residential Building
9. East Residence  
12 Storey Residential Building
10. University College Residence  
12 Storey Residential Building
11. Married Student Residence  
12 Storey Residential Building
12. Thorneloe University  
3 Storey Institutional Building
13. University of Sudbury  
4 Storey Institutional Building
14. R.D. Parker Building  
11 Storey Institutional Building
15. Fraser Auditorium  
7 Storey Institutional Building
16. Willet-Green Miller Centre  
8 Storey Institutional Building



1000m

\*Sub-Area of the Ramsey Lake Community Improvement Plan, 1994

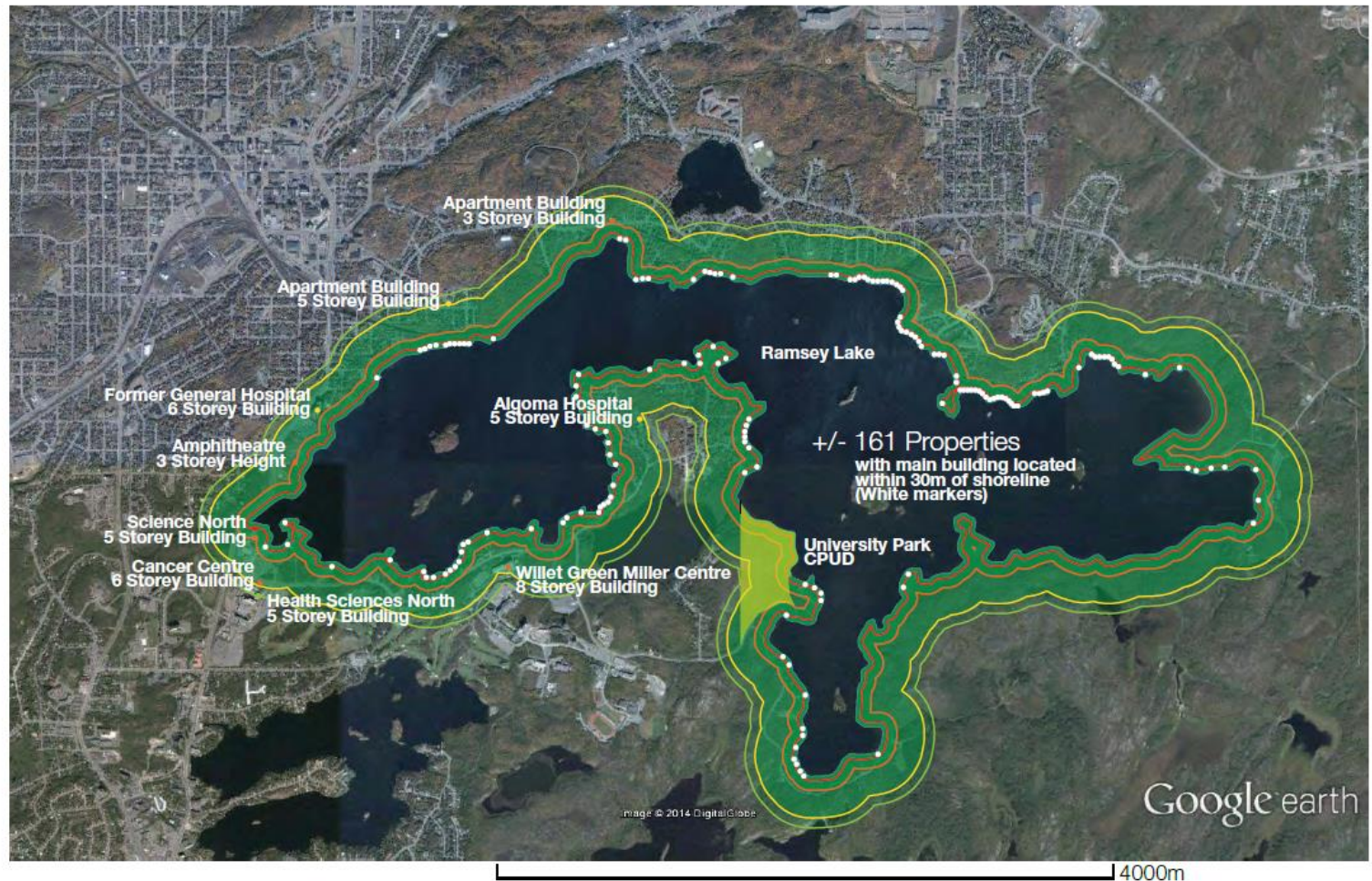


# Height

## Ramsey Lake Community

### Setback from Shoreline

- 30m**  
Proposed setback from shoreline in which vegetation is preserved and no primary buildings are allowed.
- 100m**  
Setback from shoreline to University Park's 3 storey condominium.
- 306m**
- 384m**  
Setback from shoreline that encompasses entire University Park CPUD.



# Lots 20 & 21 to Remain Residential

- Additional view corridor and access to Block B was dedicated as a result of meetings with City Staff
- Nearly 30% of land area is dedicated as open space
- Comments indicate that dedicated open space, including Creighton Fault, is “not usable, desirable...or suitable”, contrary to CPUD criteria and City’s GSAP report, which identifies it for passive recreation
- These lots are not appropriate for active parkland

## Condition 21 – 5% Contribution to Class EA

- Traffic study indicates development will contribute 5% of overall traffic in the area during peak hours
- Staff report requests \$42k for a \$300k study (14%)
- A 5% contribution would more be more appropriate given the conclusions of the Traffic Study

# Benefits of the Plan

- Development in urban Sudbury, proximate to major employers, services, and amenities
- Mix of densities allowing efficient use of land, infrastructure, and services
- Provides 30 % open space dedication, 50% shoreline dedication, links to existing parks/trails, including waterfront lands
- Extends municipal services and utilities which existing properties can benefit from
- Protects natural heritage features including Creighton Fault, thicket ecosite, wildlife habitat, vegetation, heights of land

# Request for Approval

- Request that Planning Committee approve the application as submitted for:
  - 171 dwelling units
  - Maximum 7 storeys in height
  - Lots 20 and 21 to be retained for residential purposes
- Request changes to the following draft conditions
  - 15) related to Lots 20/21
  - 2i) related to Lot 56
  - 18) related to a contribution for seedlings
  - 19, 20) related to the traffic study
  - 21) related to the contribution for the Class EA for a 2<sup>nd</sup> LU access



February 6, 2015

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

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

To Whom It May Concern:

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

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

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

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



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

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

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

*Section 21.5 1b. In order to preserve the **open space** character of the neighbourhood, the **net density** for the South Peninsula shall not exceed 10 units/hectare.*

Although the average density is 10 units/hectare for this proposed development, the **net density** is 15.44 units/hectare. Therefore, this density does not comply with the Official Plan rules for this specific area.

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

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

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

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

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



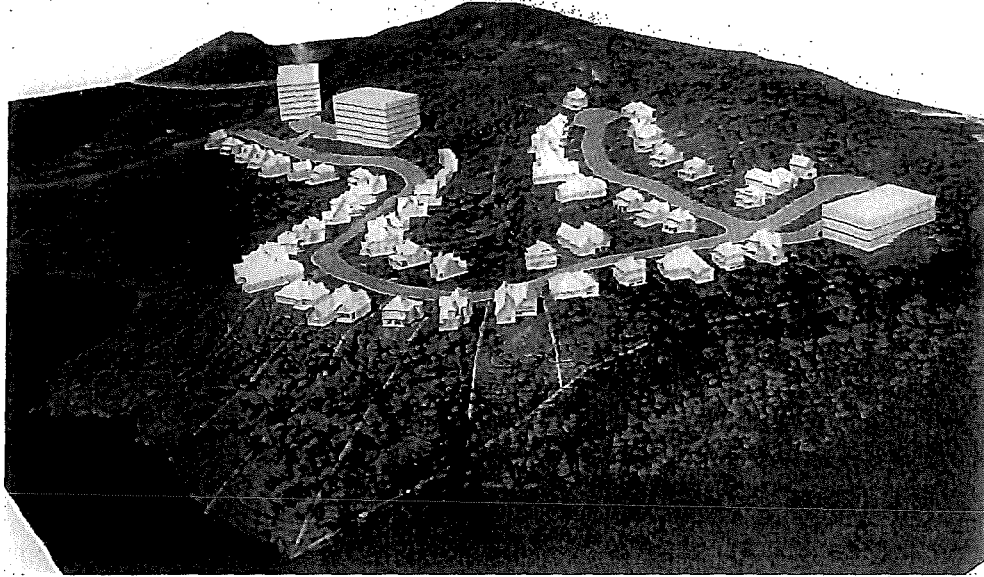
Much of this forest will be removed to make room for homes. Significant blasting will be required to bring water and sewer pipes up this hill. We are concerned that most of this soil, currently held in place by the trees, will eventually be washed into the lake. The steep cliff on lots 13-23 have been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

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



Current view of property looking south over the Bethel wetland.

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



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

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

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

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

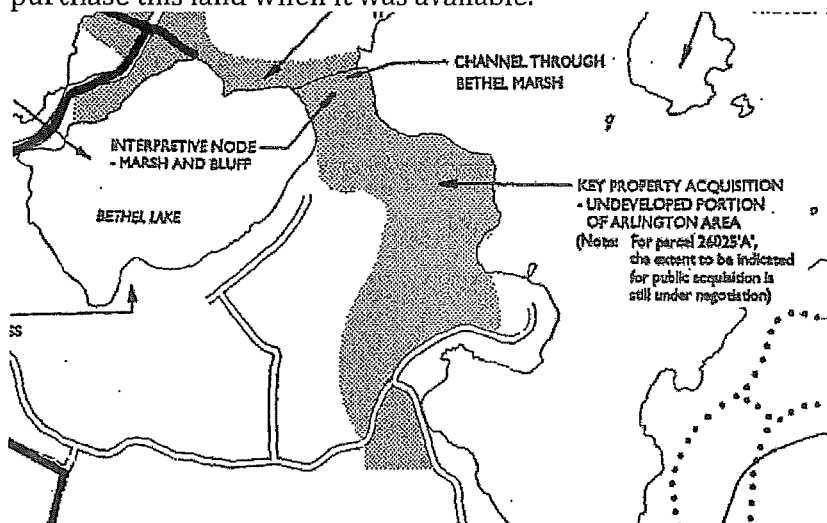
In the Ramsey Lake Community Improvement Plan, it states, in Section 3.3 - Bethel Lake Peninsula, that on this property "A future that is consistent with a 100-year vision of a more natural Ramsey Lake proposes that future residential development should be at a **very low density.**" This development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

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

*It shall be the policy that:*

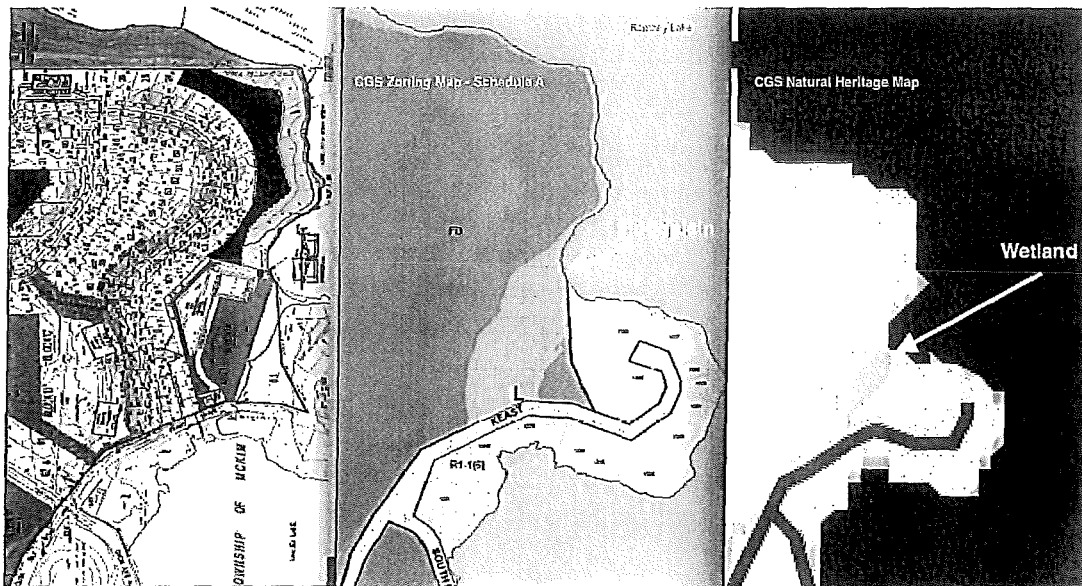
- 1. Ramsey Lake Road should not be widened much beyond the Science North entrance so as to maintain its scenic road character.*
- 2. Development of new facilities that will significantly increase the traffic volume of Ramsey Lake Road such that road widening would become necessary in the future should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

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



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

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



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

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

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

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

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

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

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

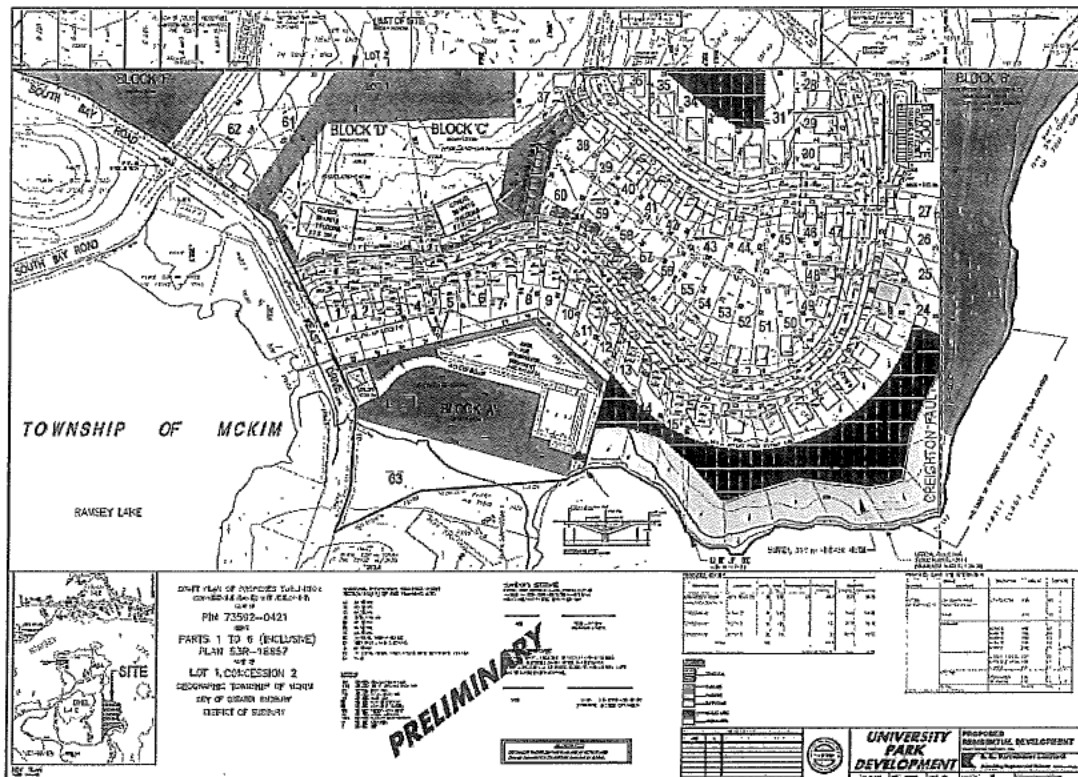
Due to the unknown cumulative effects of this and other developments in the Ramsey Lake watershed, non-compliance with Official Plan and CPUD policies and MOE guidelines and since it does not further the goals of the RL-CIP, we respectfully request denying this application for re-zoning and subdivision.

***Request for Notice***

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

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





RECEIVED

FEB 11 2013

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

February 11, 2013

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

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

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

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

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

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

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

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

Respectfully submitted,



Elizabeth Bamberger

Encl.1

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



February 11, 2013

City of Greater Sudbury

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

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

File Number: 780-6/11003

751-6/11-6

To Whom It May Concern:

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

**DRAINAGE DITCH/FISH SPAWNING STREAM**

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

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

**BLASTING AND BOREHOLES**

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

**ACCESS ROAD AND TRAFFIC**

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

Respectfully

Peter and Louise Edmunds

Michel and SiSi Germain



RECEIVED

FEB 11 2013



Ramsey Lake Stewardship Committee

February 11, 2013

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

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

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

To Whom It May Concern:

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

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

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

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

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

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

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

## **3. Stormwater runoff**

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

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

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

## **5. Steep shoreline lots**

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

## **6. Loss of habitat**

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

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

### **Request for Notice**

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

Sincerely,

Lilly Noble  
Co-Chair, Ramsey Lake Stewardship Committee

---

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

---

Dear Liz,

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

Councillor

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

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

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

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

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

Thank you for reading my comments, best regards,

Jan (Browning)

710 Ramsey Lake Rd

Klaus Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E6H7

February 7, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Respectfully,

Klaus Jakelski.

---

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

---

FEB 05 2013

Growth and Development department-Planning Services,

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

Some of my concerns for this proposed development include:

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

Thank you

Julie Noël de Tilly

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

FEB 06 2013

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

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

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

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

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

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

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

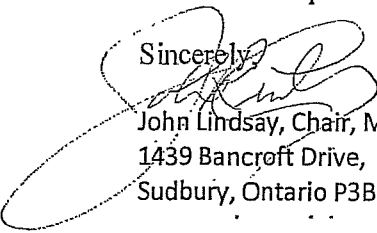
The Minnow Lake Restoration Group and the Minnow Lake Community Action Network share a responsibility for the Ramsey Lake Watershed which includes Minnow Lake and virtually the entire north shore of Lake Ramsey. It is our opinion based on the latest documented evidence that we have reached the point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

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

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

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

Sincerely,



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

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

RECEIVED

Page 1 of 1

JAN 31 2013

Good morning,

PLANNING SERVICES

ET

AS

780-6/11003

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

751-6/11-6

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

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

Many thanks,

Jo Duke

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

RECEIVED

FEB - 4 2013

Jan 30th, 2012 PLANNING SERVICES

Eric Taylor  
Manager of Development Approvals  
City of Greater Sudbury

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

Dear Mr. Taylor,

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

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

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

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

You have our full support of this proposed application.

Regards,



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



RECEIVED  
FEB 07 2013

Cathy Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
P3E 6H7

January 29, 2013

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yours truly,

Cathy Jakelski

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

ET ✓  
AS ✓

RECEIVED

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

DEC 20 2012

PLANNING SERVICES

Dec. 20, 2012.

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

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

To whom it may concern:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,

Elaine G. Porter, Ph.D.

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

Dec. 14, 2012

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

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

To whom it may concern:

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

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

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

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

Consider the Plan.

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

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

Page 78 of the Official Plan

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

Page 107 of the Official Plan

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

Page 107 of the Official Plan

Has this approval been granted?

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

Page 90 of the Official Plan

When will this report be available?

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

Page 96 of the Official Plan

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

Page 4-5 of the SWM Planning & Design Manual

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

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

Page 98 of the Official Plan

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

Page 97 of the Official Plan

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

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

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

Page 97 of the Official Plan

The developer cannot possibly meet this regulation.

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

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

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

Pages 242-243 of the Official Plan

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

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

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

Peter Villa  
Resident of Keast Drive



Dear Councillors:

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

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

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

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

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

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

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

Yours sincerely,

Paul Marleau

## **Coalition for a Liveable Sudbury**

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

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

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

**Recommendation:** Deny application

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

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

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

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

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

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

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

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

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

Summary regarding impacts on water quality in Ramsey Lake

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

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

RECEIVED

NOV 26 2012

780-6111003

751-6111-6

City of Greater Sudbury PLANNING SERVICES

City Clerk

P.O. Box 5000 Station A

200 Brady Street

Sudbury ON P3A 5P3

ET  
AS ✓

Re: South Bay Road/Keast Road development

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

Our comments are limited to the traffic flow issue.

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

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

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

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

Respectfully submitted

(Dr.)Robin and Mrs. Barbara Bolton

1390 South Bay Road

P3E 6H6



Least



Coalition for a  
**Liveable**  
Sudbury

Making connections. Working toward sustainability.

November 21, 2012

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

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

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

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

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

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

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

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

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

**Identified green space**

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

**Larger impacts**

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

**Community outreach**

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

**Request for Notice**

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

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

751-6111-6  
780-611003

Dear Mr. Taylor,

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

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

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

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

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

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

Yours truly,

S. J. Lane

2196 South Bay Road

Sudbury, ON P3E 6H7

--

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

---

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

---

Dear Mr. Taylor,

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

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

Thank you.

Elaine

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

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

---

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

---

Dear Eric,

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

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

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

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

Mark Browning

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

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

---

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

---

Dear Eric Taylor,

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

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

Respectfully yours,  
Norman Cheadle  
462 Winchester Drive

## Proposal for an Interpretive Hiking Trail to the Creighton Fault Line Look-out

**TO:** Chris Gore, Manager of Community Partnerships, the Planning Committee of the Council of Greater Sudbury, City Council Members, Eric Taylor,

**From:** Elaine Porter, on behalf of the Ramsey Lake Stewardship Committee

**DATE:** June 9, 2015.

This trail would hug the ridge along Ramsey Lake from where Keast Street ends along the 2132 feet of shoreline to the look-out point along the Creighton Fault Line which offers a panoramic view of Bethel Lake and the widening of Ramsey Lake at the mouth of South Bay. Currently, this area (a total of 49.8 acres in size), designated as the South Peninsula in official plans, is under consideration for re-zoning to allow for a combination of low- to –medium density housing.

The development of a trail system would serve many purposes and is in keeping with the Ramsey Lake Community Improvement Plan (RL-CIP), a visionary document which considers that we are keepers of the lake for future generations. This document identifies the South Peninsula as a 'Key Property for Acquisition' by the city for its important value for the watershed. This proposal for the creation of a hiking trail follows in that spirit. It would serve to mitigate the negative effects of building so close to the lake and provide an aesthetically pleasing natural pathway through a forested area (the result of the City's re-greening planting several decades ago). Putting in such a trail does not preclude the development from going forward but does suggest a reduction in the density of the housing units to be developed.

### **1. Relationship with the proposed building plans submitted to the city (File Number 780-6/11003 and 751-6/11-6):**

- a. *Satisfying the intent of the Official Plan and the RL-CIP with regard to density:* Section 21.5 of the Official Plan specifies that the open space character of the neighbourhood be preserved through housing density provisions and shoreline setbacks. According to the CIP," *public open space should be provided beyond what is normally required under parkland dedication* (p. 44)."

A trail with natural vegetation preserved between the trail and the waterfront would allow for ***useable open space that is available to the public***. This is a key distinction as most of the open space currently in the development plan submission is inaccessible either due to its location or its natural characteristics (wetland, rocky, uneven or steep). A trail would ensure that there is significant public space offsetting the provision of housing which currently is set at 171 units<sup>1</sup> and would need to be reduced to accommodate the trail system.

---

<sup>1</sup> Note that the initial application included totalled 135 units and that subsequent versions of the application have increased the number of units as more open space (largely unusable) was added. If the approved draft housing lots in the nearby Twin Lakes subdivision are included, there would be 243 housing units which will be built and affect both Ramsey Lake and Bethel Lake (with elevated levels of phosphorus) separated from one another by a marsh.



- b. *The negative effective of the construction of housing and blasting of rock for sewer and water would be lessened.* The housing and roadway farther back on the property, less close to the lake, would lessen the impact of construction and the built environment on the flood plain for any other houses that would be built in the area.

## **2. Preservation of existing natural features and development of an integrated trail system:**

- a. In accordance with the CIP, *"that private and public open spaces are linked and integrated such that trail systems could be developed easily; (p. 44) "* this trail would provide a link. There is currently a Rainbow Routes trail system that begins at the end of Arlington Drive and winds down to the boardwalk crossing the marshland between Bethel Lake and Ramsey Lake Road.
- b. Developing this trail would connect the existing trail into a loop that would fulfill another provision of the CIP: *" that the visual quality of higher elevations of the area from the lake are preserved and enhanced; (p. 44)."* The Creighton Fault Line would be included in the trail system and this elevation provides for a beautiful vista of Bethel and Ramsey lakes. At the same time, the view of the area from the lake and from the Conservation Area across the bay would be of natural shoreline.

## **3. The educational and health benefits of the trail:**

- a. This trail can be interpretive in several different ways as people walk it for exercise by including:
  - i) descriptions of trees planted in the re-greening effort;
  - ii) features of the area that such as the wetlands and the fault line area.;
  - iii) part of the Laurentian University of School of Environment curriculum.

In accordance with the CIP, *"that private and public open spaces are linked and integrated such that trail systems could be developed easily; (p. 44) "* this trail would provide a link. There is currently a Rainbow Routes trail system that begins at the end of Arlington Drive and winds down to the boardwalk crossing the marshland between Bethel Lake and Ramsey Lake Road.

- c. Developing this trail would connect the existing trail into a loop that would fulfill another provision of the CIP: *" that the visual quality of higher elevations of the area from the lake are preserved and enhanced; (p. 44)."* The Creighton Fault Line would be included in the trail system and this elevation provides for a beautiful vista of Bethel and Ramsey lakes. At the same time, the view of the area from the lake and from the Conservation Area across the bay would be of natural shoreline.

## **3. The educational and health benefits of the trail:**

- a. This trail can be interpretive in several different ways as people walk it for exercise by including:
  - i) descriptions of trees planted in the re-greening effort; ii) features of the area that such as the wetlands and the fault line area.

This area would service the entire city as well as the neighbourhood and university. The city might be able to partner with other interested groups to purchase the land necessary for the trail that would be beneficial for the lake and preserve this part of the South Peninsula for public use.

RECEIVED

JUN 22 2015

PLANNING SERVICES

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

June 13, 2015

To: Members of Planning Committee, City of Greater Sudbury

Re: File: 751-6/11-6 & 780-6/11003 Application for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc.

Here we are nearly 2.5 years since the last application for this development on Lake Ramsey that:

- i. will profoundly change the character relative to the surrounding area, both natural and built form;
- ii. contravenes the Greater Sudbury Official Plan and the Planning Act;
- iii. will certainly have **deleterious impacts** on the quality of Lake Ramsey, the city's jewel and drinking water source for over 60,000 Sudbury citizens.

And what has changed? **Nothing**, substantively, except

- an **increase** in the number of proposed units from **135 – 171 units a 27% increase!** (And this represents a 47% increase from the initial proposal (Mar 2011) of 91 units).
- an **increase** in the height of 2 multi-family blocks from **5 stories to 7 stories** when 3 stories is the maximum allowable under the Ramsey Lake Community Improvement Plan, and 5 stories is the maximum for medium density according to the Official Plan Policy **3.2.1 Living Area I – Communities**.<sup>1</sup>

The developer has not satisfactorily addressed any of the concerns put forward by citizens regarding stormwater management, protection of the lake from potential failure of a lift station located in a floodplain, protection of fish habitat, impact on endangered species, impact on wetlands, and traffic and related safety impacts. These same concerns were outlined in the many staff reports tabled in Feb 2013. The current staff report, recommending approval, cites some sections of the Official Plan but seems to ignore others and provides scant explanation about any improvements this time around that would warrant such approval. Since nothing has changed, I append to this my letter of February 11, 2013 and, knowing that other citizens will object thoroughly and eloquently to many of the specifics of the proposed development, I will restrict my comments to the following.

1. **This is not a run of the mill development application** in a typical subdivision that Planning Committee members would routinely see where nonconformance to the Official Plan does not have significant and potentially irreversible implications. Rather, to my knowledge, it is, by far, the largest development ever proposed in a **very sensitive zone** on the shores of Lake Ramsey, already

---

<sup>1</sup> As an aside, the developer has used the university as justification for these massive buildings since he contends it is in the same neighbourhood. First, this argument is specious because these are zoned "institutional". Second, the university is about 1.5 km from Keast Drive. I live about 1.5 km from Keast Dr. Yet, because I am deemed not to be in the neighbourhood, I did not receive notice of this development (even after being on record as objecting to it). If I am not in the neighbourhood, neither is the university. The developer cannot have it both ways.

vulnerable to rising salt levels and other urban pressures. If there is any situation in which the Official Plan should be followed to the letter, it is this one. Otherwise, it calls into question the integrity of the Official Planning process and the exhaustive and expensive lengths taken to incorporate community input. I suspect other developers may have considered purchasing this parcel; but, knowing the restrictions on development, they determined it was not economically viable. Our Planning Committee is not obligated to allow variances from the Official Plan **only** so that a developer will realize a profit on a speculative investment. Such amendments should be permitted, as stated in the Official Plan and other guiding documents, only where there is no potential harm and where there are considerable and clear benefits to all Sudbury citizens. Residents should be able to rely on the Official Plan, assured of the ongoing character of the neighbourhood in which they establish roots and pay taxes. If developers are permitted to flout the rules willy nilly, how can other developers or community citizens possibly be expected to assess opportunities and make prudent decisions?

2. **The role of Planning Committee** is to make recommendations to Council regarding development on land use matters to assist Council to fulfill the requirements of the Planning Act upon which our Official Plan is based. Members need not be pro or anti development but rather objectively seek to ensure **responsible** development occurs to enhance our community. Virtually all of what some describe as restrictions (and I would call protection) in Greater Sudbury's Official Plan are required under the Planning Act and the Provincial Policy Statement and they are there for a reason. Other citizens have drawn attention to these but it is worthwhile emphasizing a couple which are particularly relevant here:
  - "implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions";
  - "ensuring consideration of environmental lake capacity, where applicable";
  - "Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored".
3. **The role of Council** as outlined in Section 224 of the Municipal Act, 2001 includes, among other responsibilities, the following: "to represent the public and to consider the well-being and interests of the municipality". The stewardship role is also an important obligation. As a steward, Council must uphold other statutes in addition to the Municipal Act including section 19 of the Safe Drinking Water Act, which states that owners of municipal drinking water systems shall exercise "the level of care, diligence and skill in respect of a municipal drinking water system that a reasonably prudent person would be expected to exercise in a similar situation." This statutory standard of care carries potential penalties for those who fail to carry out their duty. No doubt a similar fiduciary duty exists regarding safety. The liability from the impact of this development on traffic, coupled with the increased impediment to emergency services and consequent safety risk to residents, cannot be ignored.
4. **There is no need** for this development. The Growth and Settlement Background Report estimates that we have a sufficient supply of housing development to accommodate demand beyond 2030. It is very likely that The Twin Lakes development, adjacent to this proposed development, has not moved forward yet because there is no demand for a new subdivision.

5. **There are alternatives to the proposed development** that would better conform to the recommendations of the Planning Department Staff Report and to the Official Plan and reduce the threat to Lake Ramsey. The developer has stated during presentations to area residents, that he has a right to develop his private land the way he wants to. Yes, he does, as long as he conforms to the Official Plan and Planning Act. The contraventions to the Official Plan proposed by the developer and detailed by other citizens include:
- Increased density
  - a stormwater management system within a flood plain
  - a sewer lift station within a flood plain,
  - the lack of any real or accessible parkland/green-space amenities as is required for a CPUD
  - Current traffic exceeds service standards. This development will exacerbate the problem.

The development could be restricted to the higher ground (lots 22 – 53). The multi-level condominiums that tower over the tree line could be replaced by duplexes/townhomes and, combined with single detached homes, could still reach the 91 units originally proposed.<sup>2</sup> These changes would adhere to the “very low density” requirements stipulated in the Ramsey Lake Community Improvement Plan, maintain the character of the neighbourhood and would address the planning department’s objective for a mixture of housing types. With these changes it is very likely that stormwater could be diverted west, away from the lake, removing the stormwater management system from the floodplain. In fact, all of the necessary infrastructure could be better shared with the adjacent approved Twin Lake development – maximizing the cost/benefit for the developers, residents and the City. A win/win/win.

6. **The cost now and in the future to taxpayers for this development as proposed is too high.** If I understand the staff report, all of the costs related to road construction, curbs and sidewalks, sewer and water, stormwater management, street lights, etc. must be borne by the developer. This is **inconsistent with statements from the developer that he only has a one-third share of these costs** along with the Twin Lakes developer and the City. Assuming the City (meaning the taxpayer) does **not** bear the infrastructure costs of this development, there are, nevertheless, considerable ongoing maintenance and operational costs that may not be covered by the increased taxes from the developed lots (for which there is no demand so even if purchased, it is likely to be a resident transferring from another part of the city, not new tax revenue). A stormwater management system must be maintained. In this case, being in a floodplain next to our drinking water supply, maintenance must be rigorous and will be costly. All municipal services must be extended to this new development. As Ray Essiambre, the municipal planning expert who visited Sudbury last year pointed out, “Municipalities are approving more infrastructure that can't be supported by taxes and other revenues. You build the developments and all you are doing is increasing the infrastructure deficit and more pressure is put on property taxes”. This is especially true of a development at the end of a peninsula that cannot be expanded thereby eliminating any opportunity to spread these costs over more taxpayers. There are many other areas in the City that already have the necessary infrastructure for new development. Cost escalation related to inappropriate and unnecessary development is a valid concern for Council and taxpayers. But even more worrying are the **incalculable costs** from the failure of a stormwater management system and lift station after a 100

---

<sup>2</sup> Planning Committee rejected an application for rezoning from low to medium density to allow for a three story apartment building on Dollard Ave in New Sudbury. If that kind of building is inappropriate there, it certainly is here. [http://www.northernlife.ca/news/localNews/2013/09/03-planning\(2\).aspx](http://www.northernlife.ca/news/localNews/2013/09/03-planning(2).aspx)

year flood event (that will likely occur more frequently in a changing climate) and the **devastation to our drinking water supply.**

Clearly, there are no compelling reasons to permit the proposed by-law amendments that

- i. undermine the Official Plan;
- ii. may cause serious harm to Lake Ramsey;
- iii. reduce safety for our residents resulting from the significant increase to traffic.

Please do the right thing and reject this application.

I will close by repeating the advice from Dr. John Gunn, Canada Research Chair in Stressed Aquatic Systems: *"A watershed study and subwatershed study should be required as a part of a complete development application, for any proposed development greater than 3 lots...Protecting the health of our lakes and watersheds for now and the future is a responsibility that demands the **precautionary principle**. It is important to properly **assess impacts and err on the side of caution** to ensure that we can continue to enjoy our lakes, and have safe drinking water."*

Respectfully submitted,



Elizabeth Bamberger

Enclosure: Letter dated Feb 11,2013

c.c. City of Greater Sudbury Mayor  
City of Greater Sudbury Council  
Eric Taylor - Manager of Development Approvals, Growth and Development  
Alex Singbush - Senior Planner- Growth and Development  
City of Greater Sudbury - City Clerk

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

February 11, 2013

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

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

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

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

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



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

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

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

Respectfully submitted,



Elizabeth Bamberger

Encl.1

c.c. Planning Committee Councillors  
Other Councillors  
Mayor

# Old City and Minnow Lake: Active Subdivision Plans

(as of June 30, 2011)

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

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

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

Subdivisions  
boundary  
(Map)

Vytis/Timestone  
Industrial Subdivision  
780-6/11001  
Draft approved: 54 lots  
Registered: nil  
Remaining: 54 lots

Keystone  
(Vytis Lands Kagawong Ltd)  
780-6/06006  
Draft approved: 110 lots  
Registered: 35  
Remaining: 75 lots

Lionsgate (Zulich)  
780-6/81001  
Draft approved: 255 lots  
Registered: 50 lots  
Remaining: 205 lots

Moonlight Ridge  
780-6/05002  
Draft approved: 105 lots  
Registered: 45  
Remaining: 60 lots

Greenwood Drive - Dalton  
780-6/07002  
Draft approved: 52  
Registered: nil  
Remaining: 52

780-6/03001  
Shown on South End map

## Active Subdivision Plans

Total lots draft approved: 728  
No. of lots registered: 205  
Remaining lots: 523

Potential Units: 828

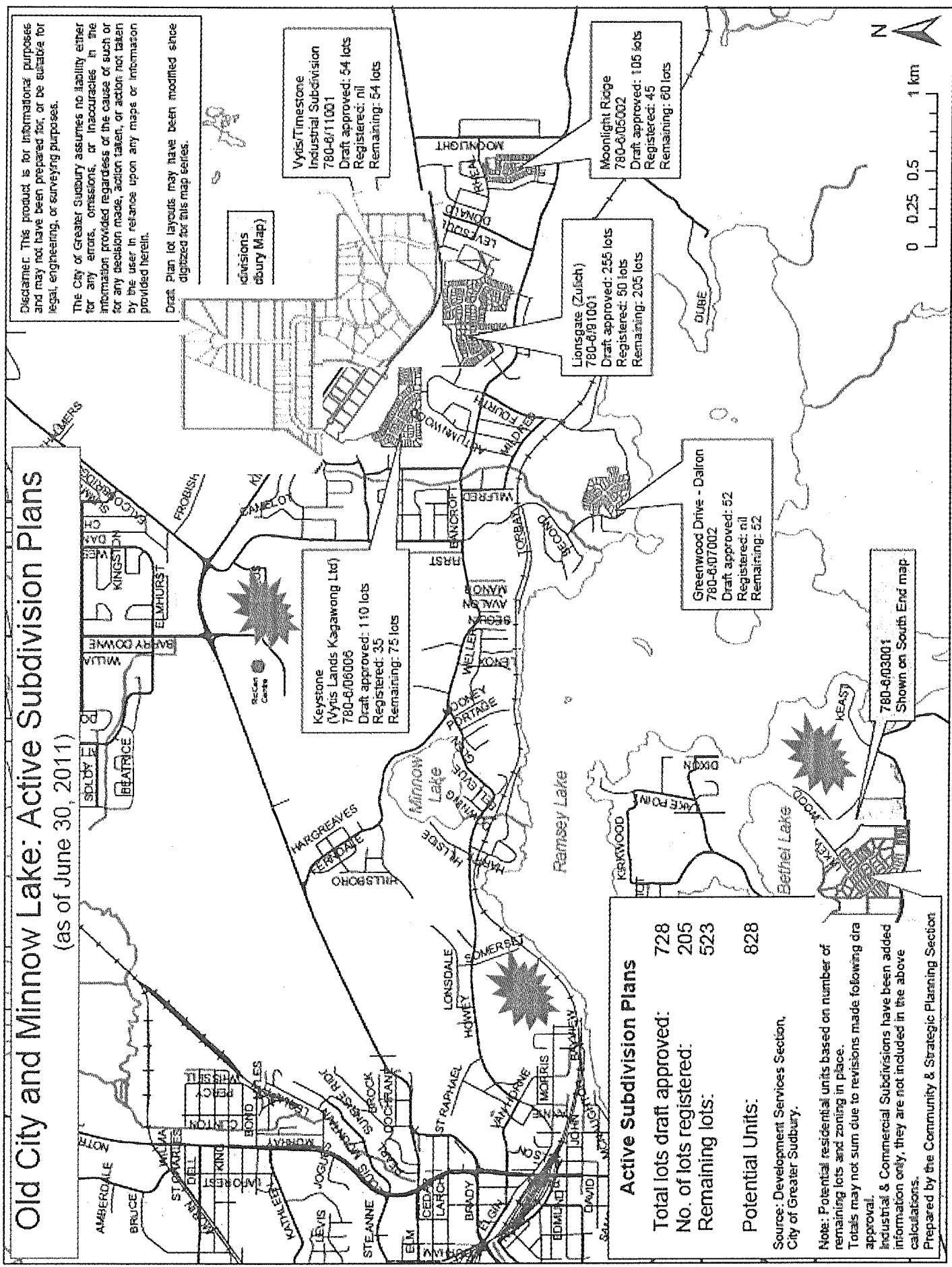
Source: Development Services Section,  
City of Greater Sudbury.

Note: Potential residential units based on number of  
remaining lots and zoning in place.  
Totals may not sum due to revisions made following dra  
approval.

Industrial & Commercial Subdivisions have been added  
information only, they are not included in the above  
calculations.

Prepared by the Community & Strategic Planning Section

0 0.25 0.5 1 km



ET  
AS

RECEIVED

JUN 19 2015

PLANNING SERVICES

June 16<sup>th</sup> 2015

Attention: Eric Taylor

Manager of Development Approvals

I don't oppose development on Lake Ramsey. What I do oppose is a massive development that will ruin the beautiful scenery. When I spend time on the lake with my family each weekend we love how quiet that end of the lake is. Yes, there is housing, but they're mostly tucked away with natural shore line. Building a massive condo complex on the lake will completely ruin the natural landscape for us and everyone else in Sudbury.



Megan Cunningham

44 Third Ave

Lively, ON



RECEIVED

JUN 22 2015

PLANNING SERVICES

Cathy Jakelski  
1359 Keast Drive  
Sudbury, Ontario  
[REDACTED]

June 18, 2015

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

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

Application to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification from "FD" Future Development to "R1-4", Low Density Residential One, "R3", Medium Density Residential and "R3(S)", Medium Density Residential Special, "P", Park and "OSC", Open Space Conservation Zones in order to permit the development of a 56 single detached lot residential subdivision and three multiple dwelling blocks with 115 multiple dwelling units.

This letter is in follow up to my correspondence dated January 29, 2013. My concerns remain the same, however they are amplified by the 27% increase(36 dwelling units) that the developer has added in this revised application. Mr. Eady has obviously not taken seriously concerns previously communicated by interested parties with regard to density issues.

I do not oppose appropriate development. As a 29 year resident of Keast Drive I have watched the development and growth of Laurentian University, the Willet Green Miller Centre, St. Joseph's Villa and St. Joseph's CCC, the Northern Ontario School of Medicine, the Living with Lakes Centre, the Vale Hospice, a new subdivision in the Algoma Hospital area, and the addition of numerous homes in the area. The city has approved a 72 unit subdivision west of Arlington as well.(Twin Lakes). All of this growth and development has been approved and taken place with minimal infrastructure and road improvements to Ramsey Lake Road and South Bay Road. Please note that this corridor is the only public access route in and out of this proposed development. Road way improvements to date have consisted of a short distance of additional turning lanes on Ramsey Lake Road, some resurfacing of Ramsey Lake Road, a bike/walking path on Ramsey Lake Road, and pebble resurfacing of a portion of South Bay Road. Approximatley 1/2 kilometer of this pebble resurfacing leads to and is the only access point for this proposed application.

The impact on traffic as a result of all this growth and development is detailed in Mr. Eady's traffic study(Tranplan Associates). The following comes directly from this study.

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

**-currently operated at capacity during afternoon peak period,**

**-based on the intersection capacity results, future growth in background traffic will worsen the existing conditions if mitigation measures are not provided."**

It should be noted that the compiled data for the 3 key intersections came from two different studies in two different timeframes-September 20, 2012(South Bay Road) and September 19, 2011(Ramsey Lake Road, Paris Street). **Concurrent up-to-date data would certainly be more desirable.**

The impact on traffic as a result of all this growth and development is also witnessed regularly by residents and working citizens who travel this roadway. It certainly begs the question as to the wisdom of these previous approvals for development as it relates to Official Plan policies regarding minimal impact to traffic on local streets and proximity to Arterial Roads. During peak morning and afternoon hours I have witnessed emergency vehicle bottlenecks many times. If a medical, fire, police emergency or a disaster occurs during these peak periods emergency response could be hindered or in icy weather conditions could be impossible. While residents can sometimes choose to attempt exit and entrance to their homes in non-peak timeframes, emergencies/disasters cannot choose when they occur. Discussion with EMS personnel confirm that this corridor is considered to be a difficult corridor to maneuver.

How can the City consider approving this application prior to addressing these existing potential public safety problems? The approval of this rezoning development application while ignoring these existing potential public safety problems could be considered Negligence. It is our right to have safe and timely access to our homes, and safe and timely access to emergency services should the need arise.

The density standards Official Plan(Section 3.2.1) states the following: **"4.Medium and high density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services. 5.Medium and high density housing are to be located in areas with adequate servicing capacity and a road system that can accommodate growth."** No Arterial roads exist in this area. Ramsey Lake Road is a secondary Arterial Road and South Bay Road is a collector road. This proposed development accesses directly off of South Bay Road(collector road). This collector road is already dangerous to walk, run, bike and even drive on. It is narrow, shoulders are unpaved, and illegally parked vehicles are a daily problem. Construction traffic necessary for completion of a development of this magnitude will further negatively impact public safety. The Official Plan(Section 3.2.1) also states **"5.d. The impact to traffic on local streets is minimal.** Our local streets are currently at capacity during peak times. Any increase, let alone an application for 171 additional residential units should not be allowed until existing problems are

addressed. This raises the issue of cost to taxpayers for this development. Will it provide positive revenues to the City of Greater Sudbury or increase our infrastructure deficits?

In this revised application Mr. Eady is attempting to redefine our "neighbourhood" with the name "University Park". Well you can call a duck a goose but in the end it is still a duck! The University campus is at least 1 km. from the Keast Drive/South Bay Road intersection. For this development application the developer is obliged to fulfill the policies set out in Comprehensive Planned Unit Development Section(20.7) of the official plan. The development must **"preserve the unique environment features, natural landscapes, natural vegetation and topography. It must complement the natural character and built form of the surrounding area."** This proposal does not consider or complement the character of the existing R1 -1(6) neighbourhood to the south, the R1-3 neighbourhood to the west, or the undeveloped green space vistas of the Nickel District Conservation Area and the uninhabited, undeveloped islands. I also reference a previously rejected rezoning application(Low Density Residential to Medium Density Residential) on Dollard Avenue in New Sudbury; staff reports stated that the proposed three storey apartment building was not "compatible with the existing physical character and size of the established neighbourhood." This standard needs to be employed in this application as well. [http://www.northernlife.ca/news/localNews/2013/09/03-planning\(2\).aspx](http://www.northernlife.ca/news/localNews/2013/09/03-planning(2).aspx).

Another Official Plan requirement for CPUD states **"that the visual quality of higher elevations of the area from the lake are preserved and enhanced."** Seven and five story condominiums do not complement or enhance the visual quality of higher elevations of the area from the lake. **7 storey condominiums do not meet Official Plan medium density standards.**

Do not put the cart before the horse in this decision. Address existing road capacity issues and develop a solution prior to any approval of zoning changes for further development. Once traffic is addressed then carefully consider the integrity of the area as it compares to the scope and size of this or any other application. Approving this development before adequate roadway improvements might be considered an abrogation of your fiduciary responsibilities to the citizens of Greater Sudbury.

I do not oppose appropriate development. Infilling to this scale is inappropriate and this application does not conform to the Official Plan Requirement for CPUD.

I request to receive notification of any decision of Council related to this development proposal.

Respectfully submitted,

Cathy Jakelski

cc:Brian Bigger, Al Sizer, Deb McIntosh, Evelyn Dutrisac, Fern Cormier, Gerry Montpellier, Joscelyn Landry-Altman, Lynne Reynolds, Mark Signoretti, Michael Vagnini, Mike Jakubo, Rene Lapierre, Robert Kirwan.

RECEIVED

JUN 19 2015

ET  
AS

Attention Eric Taylor

PLANNING SERVICES

Location:

PIN 73592-0421, Parcel 23065A, Parts 1 to 6, 53R-18857, Lot 1  
Concession 2, Township of McKim, Keast Drive, Sudbury

First of all, This city should never allow R3 zoning anywhere in the South Peninsula of Ramsey Lake under any circumstances. The Official Plan clearly states that the area should remain R1.

2) Development along the shores of Ramsey Lake should have a minimum water frontage of 150 feet. This is the size of the lots along South Bay Road and Keast Dr. The existing developments on this South shore of the lake are not as offensive when compared to the congested development along the North Shore of Ramsey Lake. We can clearly see how disgusting 75 foot lots are to look at from the lake. They destroy the natural feel of our natural gem. This type of congestion can't be good for the lake.



Diana Daypuk  
404 Kirkwood Dr  
Sudbury, On  
[REDACTED]



RECEIVED

JUN 19 2015

PLANNING SERVICES

Jordon Buckingham  
998 Miller Street  
Sudbury, Ontario, Canada

ET  
AS

Issues/Concerns with Adding a Condominium Complex

First and foremost, the addition of a condominium adds a lot of traffic. This is a relatively quiet neighborhood, with lush landscape. With the additional traffic these condo units provide, many issues could arise, i.e (more danger for kids playing on the street, more noise, more pollution, destroying a natural habitat to overcrowd a neighborhood etc). Not to mention that this proposal is to be constructed on a lakefront property; this poses a lot of concerns with the surrounding land and water safety, cleanliness from pollution/littering etc.

Sure this proposal will bring in lots of revenue for the contracting company, but it will most likely decrease sales revenue for the surrounding homes in the area. It is less desirable for potential home buyers to buy a property beside a big condominium complex as it creates a lot more traffic, noise, pollution etc. Also people generally seek to move out/buy a property on the lake for seclusion, privacy and a quieter environment free from the city's everyday noise.

If this proposal is to be to be considered and approved anyways, please consider restricting certain privileges and enforcing similar rules/guidelines to the contractor as you would to any regular home owner or potential home builder/developers in the area. Make sure that this condo doesn't get any special treatment and that it follows certain property height restrictions etc. It is important to not only keep the surrounding area safe and clean, but to also keep the general/aesthetic look of the lakefront to be clean, subtle and proper. This is after all a lake, surrounded by natural forests and landscapes not some Metropolitan area littered with high-rise buildings and condominiums.

Thank you for your time,

Jordon Buckingham



RECEIVED

JUN 19 2015

ET  
AS

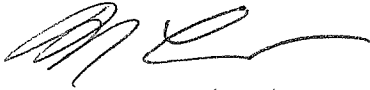
Growth and Development Department PLANNING SERVICES

Re. PIN 73592-0421 Parcel 23065A, Parts 1 to 6 , 53R-18857, Lot 1 Concession 2, Township of Mckim,  
Keast Drive, Sudbury.

As a citizen of the city of Greater Sudbury and user of Ramsey Lake, I have concerns about the development of apartment building along the shoreline. The proposed development will impact the water quality of the lake. With Ramsey Lake being the biggest source of drinking water for the city can we risk the quality of the water? Have the proper environmental studies been done. I would like for my children to have the chance to enjoy Ramsey Lake as I have.

Thanks

Michael Creasey



23 Cobalt St  
Copper Cliff

Anne Kelly  
401 Dryden Rd East  
Wahnapitae Ontario  
P0M 3C0

RECEIVED  
JUN 19 2015  
PLANNING SERVICES

ET  
AS

In regard to Section 34 and 51 Plannin Act

We don't need more development on the only section of the Ramsey that people enjoy looking at. In putting an apartment building you are building and eye sore in which people don't even want to go on the lake anymore and just enjoy a cruise. The Cortina cruise use to be a cruise to enjoy the Ramsey and all of its nature – There is no more nature to enjoy on this cruise! And the little there is left you plan on destroying with this big, ugly and useless apartment building. There are many other places that people can move into in the Sudbury area. Just drive down the street and you will see either apartment available to rent or even house for sale.

Anne Kelly

ET  
AS

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

RECEIVED

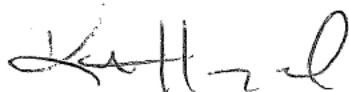
JUN 19 2015

June 16, 2015

PLANNING SERVICES

I paddle in the area of the lake on a regular basis. That end of the lake is very picturesque and full of nature, with the houses not an overbearing feature. The idea of a large apartment building and crowded housing is extremely upsetting. As a community we are very lucky to have such a jewel in the heart of our city and it

would be quite devastating to ruin that.



Kristin Hayward

7 Glover Ave. Sudbury, On P3C3J7



City of Greater Sudbury  
Attn: Eric Taylor  
Manager of Development Approvals

RECEIVED

JUN 19 2015

PLANNING SERVICES

ET  
AS

**Re: Keast Drive – development of 56 single detached lot residential subdivision and three multiple dwelling blocking with 115 multiple dwelling units – Applicant 1721074 Ontario Ltd.**

I am very opposed to the development of the above on and around the shores of Ramsey Lake. We need to preserve the natural shorelines of our lakes in and around Sudbury. We have overpopulated Ramsey Lake already and continue to hurt the wildlife. I certainly don't want to be boating on Ramsey Lake and having to look at more homes and huge rental units.

I feel this land should be marked as a conservation area and left untouched for the benefit of nature enthusiasts and the wildlife that live there.

Thank you.



Linda White  
1988 South Lane Rd  
Sudbury Ontario  
P3G 1C8

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

RECEIVED

JUN 19 2015

CLERK'S

June 19, 2015

**Re: Application for a Zoning By-law Amendment and Draft Approval of a Plan of Subdivision**  
**Your File Numbers: 781-6/11-6 & 780-6/11003**

---

*"Because flooding and related hazards may cause loss of life and may result in damage to property, development in Flood Plains is generally restricted. In addition, no development is permitted within 15 metres of the Flood Plain boundaries illustrated on Schedule 4, Hazard Lands. Only uses that **\*by their nature must locate within the Flood Plain including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows\*** are permitted."*

*-City of Greater Sudbury Official Plan (2007), Section 10.2, Flooding Hazards, Policy #1*

The above-referenced policy regarding development proposals in floodplains is not identified in the City's Staff Report for the Keast subdivision proposal, despite the fact that a part of the subdivision is located within a floodplain as shown on Official Plan Schedule 4, Hazard Lands.

This is a gross omission. While the staff report includes references to applicable Official Plan policies such as Housing, Living Area 1, and park policies (along with several others), the report is completely silent floodplain policies contained in the Official Plan – policies which clearly restrict development within and adjacent to known flooding hazards.

#### **City of Greater Sudbury Official Plan Conformity – No Development Within Floodplains**

While this latest version of the Keast subdivision is proposing less development in the floodplain, integral parts of the subdivision plan, necessary for the success of the development proposal, continue to be shown as located in the floodplain. Specifically, the stormwater management pond and the proposed lift station. Neither of these uses are passive uses, or uses which must locate in the floodplain. They are active uses which should be directed to locate outside of floodplains.

The Ministry of Environment and Climate Change's "Stormwater Management Planning and Design Manual" (2003) indicates that stormwater management ponds should not be located in floodplains, and that they may locate partially in the floodplain only under exceptional

circumstances (see Section 4.2 of the “Stormwater Management Planning and Design Manual (2003)”).

There are no “exceptional circumstances” associated with this draft plan of subdivision proposal, in my opinion. Nor are any “exceptional circumstances” highlighted in the City’s staff report which could form the basis for providing an exception to both the MOECC’s recommendations, and the City’s outright policy prohibition.

Policy 2 of Section 10.2 of the Official Plan provides additional guidance for considering development in floodplains. It reads,

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

Note that a stormwater management pond is not a passive use associated with “drainage” or “erosion control” – ponds are active components of stormwater management facilities, and the MOECC recommends their location to be in areas outside of flooding hazards.

### **Consistency with Provincial Policy – Natural Hazards**

While the Staff Report indicates that consideration was given to Section 3.1 of the Provincial Policy Statement (2014), it is unclear how the Staff Report arrived at its determination that the proposal is consistent with this part of the PPS. Section 3.1.2 of the PPS indicates that development and site alteration shall not be permitted within a floodway. Section 3.1.4 provides some exceptions to this comprehensive restriction, however none of those exceptions are at all relevant to this draft plan of subdivision.

Section 3.1.3 of the PPS indicates that the City shall consider the potential impacts of climate change that may increase the risk associated with natural hazards such as floodplains. The Staff Report does not discuss the potential risks from climate change of locating a stormwater management facility and lift station within a defined floodplain.

With the PPS prohibiting development within floodplains, and with a lack of climate change risk assessment, it is entirely unclear how this proposal could be considered as being “consistent” with provincial policy.

### **City of Greater Sudbury Official Plan – Stormwater Management**

The issue of managing stormwater appropriately is a critical one, given the subdivision’s proximity to Ramsey Lake, a significant drinking water source for residents in our community. Despite clear direction in the 2007 Official Plan to undertake a subwatershed study to assist in guiding development through an assessment of cumulative impacts on the lake, no such study



has yet been undertaken. As a result, Ramsey Lake remains vulnerable to the unknown impacts from piecemeal development proposals such as the Keast subdivision proposal.

The City's Official Plan, however, takes into consideration the fact that subwatershed studies may not be available at the time new development is proposed, and provides a back-up policy regime for assessing these proposals with regards to stormwater management. Section 8.6.3 of the Official Plan indicates in that,

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

While the City's staff report recommends the inclusion of a condition of draft approval (proposed Condition No. 24) that directs the developer to undertake a stormwater management report, this appears to be putting off the assessment of stormwater management until after the primary approval of the subdivision (which is draft approval) and the approval of the zoning by-law amendment have already been authorized by Council. This approach does not appear to be in keeping with Section 8.6.3 of the Official Plan, which specifies that a stormwater management report be undertaken at the time of *application*, and not at a time between draft approval and final approval.

Section 8.6.3 goes on to describe what the stormwater management report shall contain – all of which appear to be valuable information for informing a complete assessment of a draft plan of subdivision. This information would be useful to Planning Committee and Council to make a decision which is consistent with the Provincial Policy Statement and which conforms to the Official Plan. However, this information has not yet been provided to the City.

Policy 5 of Section 8.6.3 indicates,

*5. A Stormwater Management Report shall contain the following:*

*a. The overall drainage plan for the site, indicating upstream drainage areas conveyed across the site and the ultimate outlet (major overland flow route) from the site to the municipal drainage system;*

*b. A plan of proposed on-site stormwater quantity control measures that will satisfy downstream capacity issues. Post-development peak flow rates from the site will be limited to pre-development peak flow rates, unless detailed analysis shows that such storage is not required;*

*c. A plan for erosion control;*

*d. A description of the measures proposed to control stormwater quality on-site. In particular, special measures must be proposed where a site is intended for industrial development; and,*

*e. A general grading plan, illustrating conformance with the City's overall stormwater management objectives.*

Given the known sensitivity of the receiving water source, along with Ramsey Lake's importance as a drinking water source in our community, it is unacceptable that the City is refusing to follow its own established Official Plan policy regime for the adequate assessment of stormwater management – particularly since the proposed stormwater management facility for this subdivision is intended to be located in an area not recommended by the provincial Ministry of Environment and Climate Change.

As part of its review of an earlier draft of this subdivision proposal, the Nickel District Conservation Authority had originally indicated that the presence of a stormwater management facility in a floodplain was not acceptable. It is unclear now why the NDCA has apparently changed its mind, given that the MOECC's "Stormwater Management Planning and Design Manual" has not been updated since 2003. The Staff Report presented to Planning Committee is silent on this issue – as it is silent on many of the issues related to this development proposal being located in a floodplain.

### **Liability**

It should be noted that the proposed conditions of draft approval include, in proposed Condition No. 16 the requirement for the dedication of "Block A" of the subdivision to the City. "Block A" includes the stormwater management facility, which is partially located in the floodplain. In my opinion, Planning Committee and Council should seek clarification with regards to liability issues for the assumption of a stormwater management facility located in an area which is not recommended by the provincial Ministry of Environment and Climate Change, and in a location which is not authorized by the City's Official Plan.

### **Other Issues**

There are several reasons why this proposal is premature which I wish to highlight.

Lack of Demonstrated Need – background reports provided for the City's 5-year Official Plan review indicate that the City already has an abundance of lands set aside in the form of vacant lots of record, and in draft approved and registered plans of subdivision to accommodate projected growth for almost two decades – well in excess of provincial requirements. Given this circumstance, there is no demonstrated need for this plan of subdivision, nor the expensive extension of sewer and water services which are required.

Traffic – given that there is no demonstrated need for this plan of subdivision, it is unclear why its approval is being recommended in light of the fact that the only municipal road leading to the subdivision is one which has been identified by the City as having significant capacity issues. Upgrades to Ramsey Lake road have long been proposed to better accommodate existing road users, however these upgrades have not been a significant priority for the City. The addition of a large number of new road users will only exacerbate the present circumstance for existing road users, and may lead to the requirement for expensive retrofitting at a time when upgrading Ramsey Lake Road isn't a municipal priority.

Threatened and Endangered Species – at this time, the Ministry of Natural Resources has not authorized permits under the Endangered Species Act. Section 2.1.7 of the PPS (2014) indicates that development and site alteration shall not be permitted in the habitat of threatened and endangered species except in accordance with provincial and federal requirements. Until the Ministry of Natural Resources is able to confirm the proposal is acceptable through the issuance of permits, consistency with PPS Section 2.1.7 has not been demonstrated, and subdivision approval is premature.

### **Analysis**

Despite the recommendation made to Planning Committee by staff, it is clear that this proposed subdivision does not conform to the City's Official Plan as it relates to development within floodplains, and is not in keeping with the policy regime established for assessing stormwater impacts in areas where subwatershed studies are required. The proposed stormwater management pond, which is an active use integral for the success of the subdivision, is to be located in an area not recommended by the MOECC's Design Manual. As such, the application for draft approval of the plan of subdivision and zoning by-law amendment should be refused by Council.

These issues related to the City's Official Plan (floodplains; stormwater management) are not new. They have been brought to the attention of Planning Committee, municipal staff and the developer on numerous occasions, as part of the public consultation and review process. That these matters continue to be ones which have not been addressed by the City or the developer raise questions with regards to the utility of the public review process. Frankly, there is no good reasons why these matters remain unresolved after 2 years.

In light of the above, I respectfully urge Planning Committee to refuse these applications.

### **Request for Notice**

Pursuant to Sections 34 and 51 of the Planning Act, please provide me with Notice of Council's decision related to the zoning by-law amendment and the draft plan of subdivision.

Sincerely,

Steve May.

Steve May  
1619 Second Street, Val Caron

---

RECEIVED

JUN 22 2015

June 20, 2015

PLANNING SERVICES

Re: Applications for rezoning and plan of subdivision on order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total) Keast Drive Sudbury – 1721074 Ontario Inc

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

To Whom It May Concern:

This morning (Saturday June 20<sup>th</sup>, 2015) several residents of the Ramsey Lake Community together with members of the Ramsey Lake Stewardship Committee met again with Mr. Norm Eady. As you are by now aware, Mr. Eady is applying for rezoning to permit a large residential development accessible via Keast Drive. We put forth a counter proposal that would be more sensitive to the natural topography and lakeshore landscape of the 48 acre unspoiled area. This plan detailed: additional green space secured for a trail system, a single lot to be dedicated to "lake access" for the new residents, and condo-townhouses to replace the towering condo complexes. The subdivision that we proposed would have numbered approximately 120 units. Mr. Eady made no concessions. It is important to note that his original project, for which many of the impact studies were based, was for 135 units. Since then, Mr. Eady has upped his demands to: 171 houses and condominium units.

Members of the neighborhood and friends of Ramsey Lake, for a period of 2 ½ year period now, have raised many issues with this developer and the Planning Department regarding the proposal. I am particularly concerned about the **preservation of water quality**. I swim, I canoe, and I draw my drinking water from Ramsey Lake in close proximity to the proposed development. I spoke to this issue at Council Chambers during the first Planning Committee meeting of February 11<sup>th</sup>, 2013. It is disheartening that after all of this time, with a Planning Committee vote only hours away, there is still no acceptable Stormwater Management Plan in place. We firmly believed that the 28 months between Committee meetings would have provided the necessary time to finalize the outstanding studies, requirements, and produce a water protection strategy. The Official Plan supports our position:

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

**8.6.3**

This application does not include said Report and as such is in violation of the Official Plan. This crucial information should have been made available by now to all

of the stakeholders. Without the proper tools to appraise this proposal, is it appropriate to ask our Planning Committee for “a show of hands”?

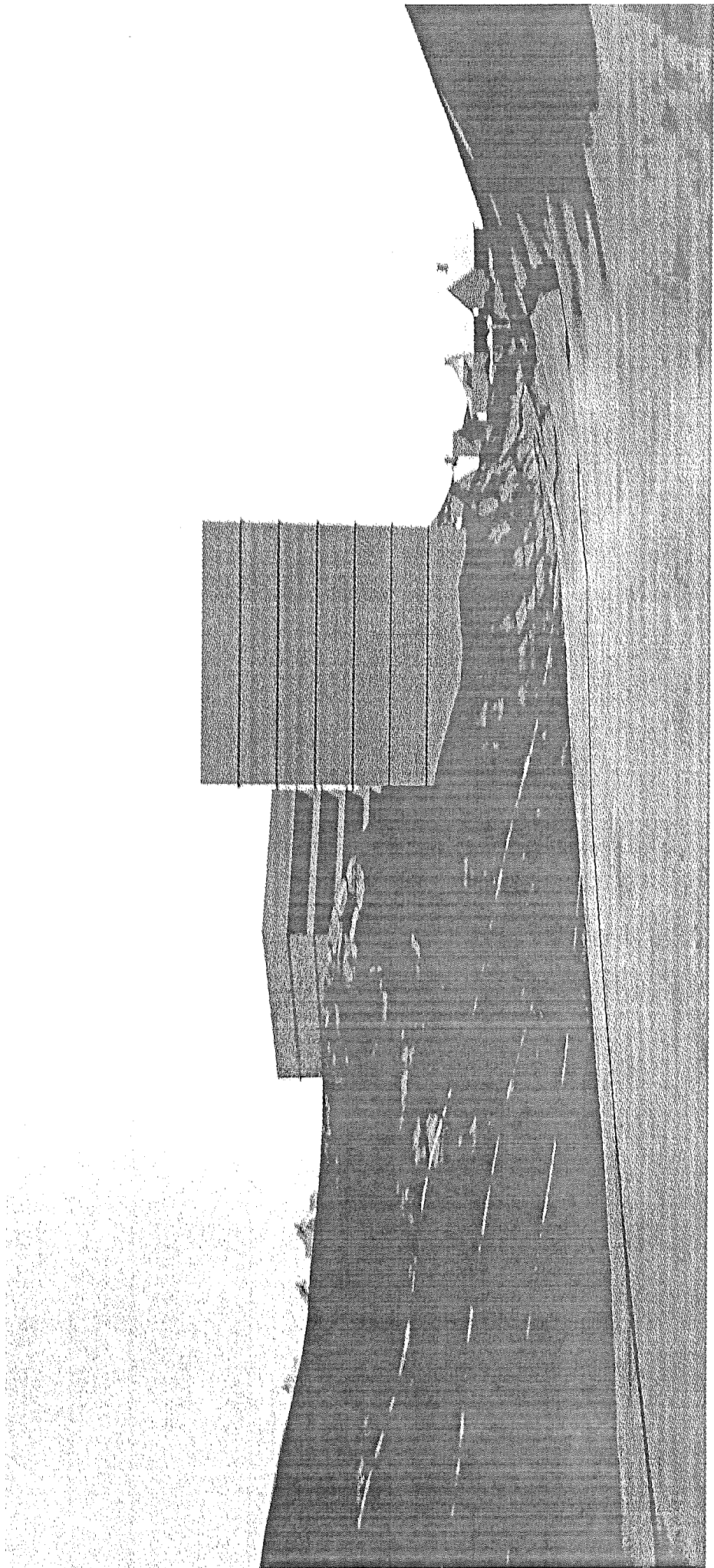
Little consideration has been given to safety issues, particularly with regard to ***pedestrian and cyclist traffic on South Bay Road***. The City of Sudbury designates South Bay Road as a Bicycle Route and is part of The TransCanada Trail. As a resident of Keast Drive since 1999, I regularly utilize this roadway to: walk my dogs, to cycle, for walks and jogs. This should not be surprising as South Bay road is the **only** thoroughfare in and out of my neighborhood. Since residing in this neighborhood, I have been involved in, and I have witnessed: several “near misses” between motor vehicles and persons walking or biking on the narrow stretch of pavement between Arlington Road and the University entrance. The approval of hundreds of housing units multiplies out to thousands of motor vehicle trips per day on this Connector Road and poses the real potential for personal injury. Neither of the traffic studies has addressed these concerns. I raised this non-vehicular safety issue specifically with Mr. Eady and his lead Engineer at a meeting held at Bryston’s in the spring of 2014. I received lots of empathy, but have seen no action. I have also attempted to get information from The Roads and Traffic Department at City Hall.

We read how “public consultation” is an integral requirement of the process in the approval process of these large subdivisions. Unfortunately, it is difficult for community members to effectively participate when there is such a challenge in procuring, in a timely manner, the most basic of information: traffic studies, the number of units, condo specifications, water protection plans, parkland allocation, environmental impact and “species at risk”.

I have read in detail the Planning Department’s Report of June 9<sup>th</sup>, 2015 regarding the rezoning of said planned lands to permit 56 housing lots and 3 multifamily units (171 units) Keast Drive. While many of us local residents disagree with Planning with respect to: the number of housing units, the height of the multiunit buildings, the finalization and specifics of water source protection, parkland allocation, roadway upgrades, and minimizing the environmental impact, ***we are in agreement with Planning in that: Mr. Eady’s proposal of 171 units, twin 7 story condos, refusing to concede lots 20 & 21, and opposition to roadway upgrades: IS TOTALLY UNACCEPTABLE.***

I would like to thank you personally for the time and consideration you have given to this important issue.

Dr. Peter Villa  
Keast Drive,  
Sudbury, Ontario



**Alex Singbush - Fw: Ramsey Lake Residential Development Questioned - Star Story**

---

**From:** Mark Simeoni <Mark.Simeoni@greatersudbury.ca>  
**To:** Eric Taylor; Alex Singbush; Paul Baskcomb  
**Date:** 6/22/2015 7:52 AM  
**Subject:** Fw: Ramsey Lake Residential Development Questioned - Star Story

**RECEIVED**

**JUN 22 2015**

**PLANNING SERVICES**

In case you didn't get this one

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Sherri Moroso [REDACTED]  
**Sent:** Sunday, June 21, 2015 7:28 PM  
**To:** Mark Simeoni; Chris Gore  
**Subject:** Fw: Ramsey Lake Residential Development Questioned - Star Story

---

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** John Lindsay [REDACTED]  
**Sent:** Saturday, June 20, 2015 12:52  
**To:** [REDACTED]  
**Subject:** Ramsey Lake Residential Development Questioned - Star Story

---

It would seem that the planning dept has broadly interpreted the city official plan and provincial policy statements to allow for recommendation of the Keast subdivision development described in today's (Sat) Sudbury Star, which will go before the planning committee on Monday.

It is unfortunate that the Ramsey Lake Watershed Report (the 100 Year Vision) prepared in 1991 has been virtually ignored. Perhaps staff and council do not know of its existence? It provides an excellent situational analysis of the lake and makes suggestions of merit and significance. It should be required reading by the Mayor and all councilors. It can be accessed on the Internet:

<http://www.planningsudbury.com/ramsey%20lake%20and%20watershead%20report.pdf>

Of particular note with respect to the current development proposal is the following paragraph:

“The major tracts of forests, lakes, streams and swamps and valleys along the southern and



eastern shores of Ramsey Lake must continue to contribute to the long-term health and ecological integrity of the Lake.....their integrity and conservation is primary to the long-term vision of Sudbury with green and vital heart. They cannot be compromised without compromising future generations"

"Ramsey Lake and its watershed are an ecological region, a domain of nature and water that is shared by and belongs to all members of the community".

The continued creation of residential development for the benefit of the few (and narrow sighted municipal revenue generation) is not compatible with the 100 year vision of this report which stresses the need to protect the lake as a municipal drinking water source reservoir but also as the focus for a wide variety of community and recreational activities and "in this light, the Lake and watershed take on an every greater significance for the community's lifestyle, affecting the future of it's children and their children".

The report questions "should subdivisions continue to spread over wetlands and rock knobs as if they were not there?" We have seen the deterioration of Ramsey Lake water quality since the publishing of the report almost 25 years ago and with the subsequent intensification of development around the lake. What will the next 25 years bring, what will be the future of the Lake in 75 years bringing us to the 100 year time frame of the report? Is time running out if we do not take our responsibility for Ramsey Lake seriously?

We support the need for the approved Watershed study to take place before any future residential development is approved in and around Ramsey Lake.

John Lindsay,

Chair, Minnow Lake Restoration Group

(part of the Ramsey Lake Watershed) [REDACTED]

JUN 22 2015

Alex Singbush - Keast

PLANNING SERVICE

**From:** Ramsey Lake <ramseylake@live.com>  
**To:** "alex.singbush@greatersudbury.ca" <alex.singbush@greatersudbury.ca>, "er...  
**Date:** 6/20/2015 5:24 PM  
**Subject:** Keast

---

Hi Alex,

These were the 5 items:

1. Condos towering over Ramsey Lake from this location are inappropriate built forms. We are asking that the condos be converted to semi-detached homes or townhouses. Condos do not comply with RL-CIP for very low density in the area nor do they preserve or enhance the views from the lake as required for CPUD. We think by changing the three condos to townhouses or semis that he would get to around 135 units.
2. We are asking that the sewage lift station be moved out of the floodplain. The risk of overflow in this area is too great to the local residents who draw drinking water from the lake and for the overall health of Ramsey Lake. It is also against MOECC guidelines.
3. We are asking for the "No Build area" and the 30 m shoreline buffers from Lots 7-17 to be given to the city as green space to connect the Creighton fault greenspace Block B to the wetlands Block A. This would allow for a trail which is part of the requirements of the CPUD. We suggested he could have lot 20 and 21 along with the block E area for the townhouses if he gave the city this longer strip of land.
4. Lot 7 should be green space to allow residents in the neighbourhood access to the beach. Subdividers of shoreline property are required to convey lands which encompass at least five percent of the useable shoreline.
5. Lot 56 should be removed as it creates a non-compliant lot.

Thought you should know he agreed to none of these points and that on Monday he would argue with Planning Department that he would not give the city lots 20 & 21, not give you the floodplain portion of lot 56 (he said why not ask for the floodplain from lot 7 and 8 too, something to think about?), not reduce the height of the condos to five floors, and not pave the shoulder on Keast. He also thinks the OP says that the net density of 10units /hectare is in reference not to just his property but to the whole peninsula and that with that in mind his property would bring it the density to 4 units/hectare in the peninsula. He was also throwing around the OMB boogie man and seems to think by doing none of these changes that the OMB will give him their blessing.

See you Monday evening.

Lilly

**Re Norm Eady's Keast Drive Development**

**From:** "Jan Brown" <[REDACTED]>  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/21/2015 3:43 PM  
**Subject:** Re Norm Eady's Keast Drive Development  
**Cc:** "Fern Cormier" <Fern.Cormier@greatersudbury.ca>, "Joscelyne Landry-Altma..."

---

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

Letter of Concern,

While I already know that you have been receiving reams of information on this complicated issue. I need to add that

A Watershed Study on Ramsey Lake is still not started. The Terms of Reference have not been addressed.

When this issue first came up in 2013 it was asked that this be done before any kind of Staff or Planning Board approval. (See our letter of February 11th 2013)

I have lived in Sudbury 48 years and like 60 thousand other households drink the water from our Lake. This development is a serious threat and will have consequences to our water quality. I draw your attention to Liz Bamberger's eloquent points, all of which I thoroughly agree to.

With so much potential harm this development can bring to Ramsey Lake and its fish habitats, drinking water quality and so many other issues, I request that the Planning Committee deny this application.

I am in favor of development on the property that Mr Eady owns, but it must be done in a responsible manner with respect to the established neighborhoods surrounding Lake Ramsey.  
A 5 story building for instance is completely out of character.

Yours sincerely,

Jan Browning-Connor  
co chair Ramsey Lake Stewardship

RECEIVED

JUN 22 2015

Peter Edmunds

OF HUMAN SERVICES

1279 Keast Drive,

Sudbury,

Ontario

P3E 6H7

June 21, 2015

To: Members of Planning Committee, City of Greater Sudbury

Re: File 751-6/11-6 & 780-6/11003 Application for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three(3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury – 1721074 Ontario Inc.

This is further to correspondence from my neighbour Michel Germain and me in 2013, on the earlier application for the same area by the same developer.

**Fish Spawning Grounds and Nursery and Rearing Areas**

The most recent application named above contains an Environmental Impact Study which states on page 4-3, 4-4, and 4-5 that two site visits were made on June 27 and July 10, 2013 to the areas which include the drainage ditch running through my property (1279 Keast Drive) and discharging into the lake on the "beach" of pea gravel between my property and that of Michel Germain next door, and that *no evidence of fish or spawning activity was seen*.

**We have some different information.** On July 26<sup>th</sup>, 2004, Michel Germain and I received a permit #SU-020-04 – McKim Township to perform work (create a small pea gravel "beach") in fish habitat including spawning grounds, and nursery and rearing, in the area described in the above paragraph, from Stephen DeVos of the MNR (cc'd to Brent Hagen). This permit had been referred to in earlier correspondence with the Federal Department of Fisheries on September 25, 2003 and June 8, 2004. That work was completed by us during the prescribed time period of July 26 to August 31, 2004. Since late spring of 2005 Mr Germain and I, and numerous non stake holders, have been amazed to witness both spawning activity and consequently thousands of baby bass and perch and other species, each year in this area. We will be prepared to obtain affidavits from these people if required. Just three hours ago I stepped onto my dock and scared numerous baby fish away from underneath it.

Needless to say this same area would be directly affected via the Keast Drive ditch if the proposed development continues, and we oppose this development.

**Ramsey Lake Watershed Study**

The *sewage pumping station* mentioned in the above application lies in the flood plain, just some meters across Keast Drive, from the ditch and fish spawning area described above. We therefore oppose this development.

We urge the Planning Committee to withhold any decision at all (even one with more conditions in addition to the 41 already listed) until the much anticipated, and budgeted for (this year) Watershed Study, is completed.

Respectfully submitted,

Peter Edmunds and Michel Germain, Keast Drive, Sudbury.



June 21, 2015

Re: Applications for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc.

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

To Whom It May Concern:

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

A zoning change is being requested for a 49.8 acres (19.34 hectare) shoreline property, which sits on a hilltop overlooking the Bethel Lake Wetland and Ramsey Lake. It is mostly forested, has two wetlands, a stream, a floodplain and was part of a re-greening effort in the 1990s.

As a community group, we have many concerns with the proposed development because it introduces unnecessary risks to the drinking water from Ramsey Lake, lacks conformity with the City of Greater Sudbury Official Plan (OP), does not further the goals of the Ramsey Lake Community Improvement Plan (RL-CIP) and does not follow best practices and guidelines from the Ministry of the Environment and Climate Change.

As well, we are awaiting the results of the Ramsey Lake Watershed Study, which Council approved in 2013, so we respectfully request that all new approvals of large developments in the Ramsey Lake watershed be put on hold until we have the results of this study. Individual developments are approved with no knowledge of the cumulative effects of other developments already approved in the Ramsey Lake watershed. This application should be viewed in light of cumulative impacts of the 596 draft approved lots, an additional 763 units recently approved, 192 lots under appeal at the OMB and in this area in particular (Twin Lakes) 72 lots draft approved. Ramsey Lake is an important recreationally, economically and socially valuable lake in Sudbury. We should ensure we understand what the cumulative affects of

developments will have on the health of the lake and its drinking water quality before approving any more large developments.

**Proposed developments must follow the rules of the Official Plan and achieve the goals of the Ramsey Lake Community Improvement Plan (RL-CIP).**

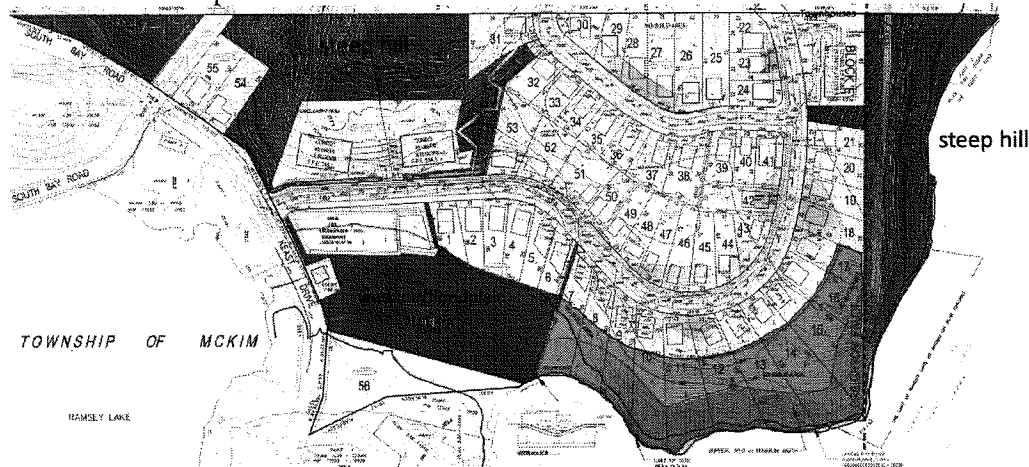
This site is governed specifically by Section 21.5 of the Official Plan – South Peninsula of the Ramsey Lake Policy Area, which states:

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

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

- a. that public open space be provided **beyond** what is normally required under the parkland dedication;*
- b. that private and public open spaces are linked and integrated such that trail systems could be developed easily.*

No linked trail is proposed. Much of the green blocks are separated by roadways or homes. Staff indicates, in their report, that most of the greenspace land is not unusable, is steep, difficult to reach or is a wetland in a floodplain, which all should not be considered **useable** parkland. We propose the 'No Build Area' and 30m shoreline buffer be allocated as greenspace (light green below) for a small trail and linkage between Block B and Block A. Adding this area to city greenspace will help fulfill these two requirements of the CPUD.



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



One feature that will be preserved is the Creighton Fault in Block B, which is a good addition to the proposed development.

To maintain the floodplain natural feature, the stormwater management area should not be located in the floodplain. Also, the Ministry of the Environment, in its Stormwater Management Planning and Design manual (2003), states that as a general rule, stormwater facilities should be located **outside the floodplain**. Only under very special circumstances and if a number of requirements are met, would using up a part of the floodplain be acceptable. For this proposed development, half of the stormwater management facility is **in the floodplain**. Should flooding occur, all the concentrated pollutants would enter the lake bringing with it road runoff such as heavy metals, bacteria, phosphorus, nutrients, grease, oil, pesticides, and sediments. Doing this adds unnecessary risk to the lake and the stormwater facility should be moved.

A significant part of the existing trees, mosses, and shrubs will be removed to make room for homes or may be removed by homeowners who decide to 'clean up their yard' in the 'No Build Area' and or shoreline buffer area. We are concerned that with blasting and clearing, most of the soil, currently held in place by the trees, will eventually be washed into the lake. Soil contains phosphorus which feeds blue-green algae. The steep cliff on lots 13-23 have been designated 'No Build Area' which should help with some erosion but the slope is so steep and rocky that it may not hold the disrupted soil.

A 30 metre shoreline buffer is the recommended minimum by the Ministry of the Environment and the Ministry of Natural Resources with even wider buffers suggested for steep shorelines. (Lakeshore Capacity Assessment Handbook, May 2010.) (Wenger, S. 1999. A review of the Scientific Literature on Riparian Buffer Width, Extent and Vegetation. Office of Public Service & Outreach. Institute of Ecology,



University of Georgia. Athens, Georgia 30602- 2202.) More habitat can be maintained if the No Build Area and shoreline buffer is entrusted to the city.

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



Looking south from the Bethel wetland toward the property.

In this proposed development, the visual quality of the hilltop will not be preserved if homes, two 7 storey and one three storey condo are built on the side of this hill. They will be visible from the lake. Condos should be replaced by townhouses or semi-detached houses with a lower profile so as to blend in better with the surrounding area and fulfil the Northern Growth Plan. Using permeable pavers in the neighbourhood will help improve water quality reaching the lake.



Another requirement in the Official Plan for Comprehensive Planned Unit Development (Section 20.7.1 e.) is that, *"The density standards of Section 3.2.1 of the OP shall also apply."*

Section 3.2.1 Living Area I – Communities, Policy 2 states, *“In medium density developments, all low density housing forms are permitted, as well as townhouses and small apartment buildings no more than **five storeys in height...**”*

This development proposes two seven storey condos which are not medium density.

As well, CPUD Policy 6(b.) states that a proposed CPUD development should be, *“compatible with the surrounding neighbourhood in terms of **scale, massing, height, siting, setbacks, and the location of parking and amenity areas.**”*

Clearly, condos do not comply with section 3.2.1 of the OP nor do they add to the ‘open space character’ of the area as required by Section 21.5 of the Official Plan.

Furthermore, in the Ramsey Lake Community Improvement Plan (RL-CIP) which is referred to in the OP as a requirement to follow, it states, in Section 3.3 – ‘Bethel Lake Peninsula’, that on this property “A future that is consistent with a 100-year vision of a more natural Ramsey Lake proposes that future residential development should be at a **very low density.**” This development is not low density but should be kept low density according to the wishes of the community to protect this natural area. Medium density should be placed near arterial roads to avoid future issues.

Higher density in this location will create or exacerbate traffic issues. From the RL-CIP, 3.2.3 Policies:

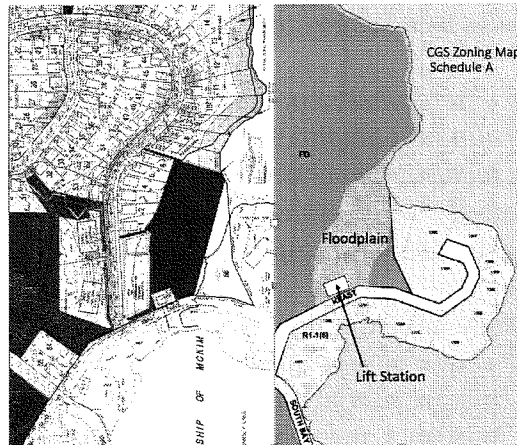
*It shall be the policy that:*

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

The new draft Transportation Master Plan indicates the Laurentian Parkway will not solve the capacity problems on Ramsey Lake Road so the Parkway through the ski trails should not be studied as a solution should this proposal be approved.

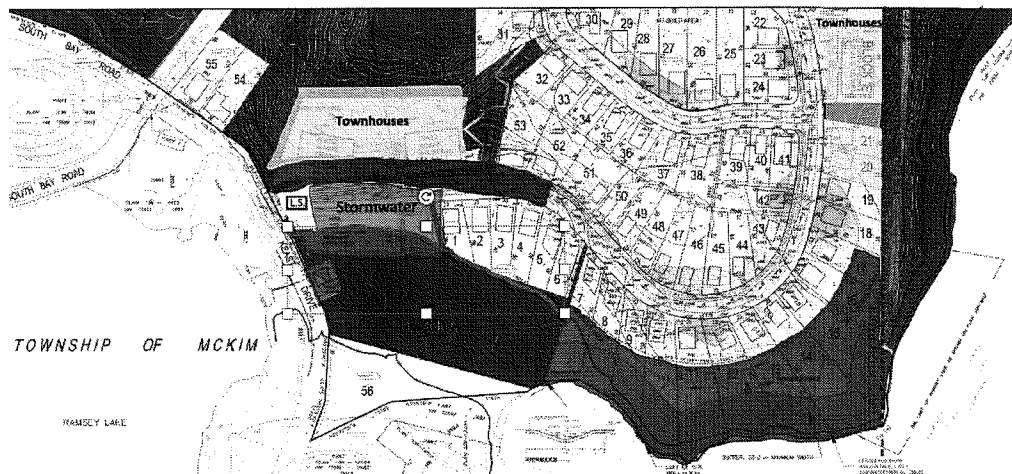
A sewage lift station is also proposed to be built in the floodplain against MOECC guidelines. When sewage lift stations overflow, the result is raw sewage spilling out. With climate change bringing flooding to many areas previously not known to flood (Sudbury Boat and Canoe Club, June 2015) it is very possible that flooding will occur in this floodplain. Backup generators, which help pump sewage during power

outages, can be incapacitated when flooded. We should use the precautionary principal when considering placing a sewage lift station near a private and public drinking water source. It should be moved.



Without having completed the Ramsey Lake watershed study, we have grave concerns of what the impact of this large development, along with the other approved developments in the watershed, will have on the health of Ramsey Lake. If this proposed development is approved, blasting should not be allowed until the study is completed and assessed.

And finally, with some of the minor changes, this proposed development could fulfill the requirements of the OP, Ramsey Lake Community Improvement Plan, CPUD, the Provincial Policy Statement and the Ministry of the Environment and Climate Change guidelines for floodplains.



Changes required include:

1. Moving the lift station and stormwater facilities to outside of the floodplain,
2. Removing the high density condos and replacing them with townhomes and permeable pavers.
3. Create a trail system from Block A to Block B through city owned 'No Build Area' and shoreline buffer.

Until changes are made, we respectfully request denying this application for re-zoning and subdivision.

***Request for Notice***

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

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



Coalition for a  
**Liveable**  
Sudbury

Making connections. Working toward sustainability.

June 22, 2015

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

Re: Application:

Applications for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc  
File Number: 751-6/11-6 & 780-6/11003

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

**Recommendation:** Deny application

**Basis:** The sewage lift station and part of the stormwater management facility is located within the floodplain, contrary to the Provincial Policy Statement, the Official Plan, and Ministry of the Environment and Climate Change guidelines.

### **Stormwater management facilities and lift stations are not permitted in the floodplain**

As noted in the 2013 staff report by the Nickel District Conservation Authority, Development Engineering, and Drainage, development within floodplains, including lift stations and stormwater management facilities, is **not permitted** under the Provincial Policy Statement or the Official Plan, and is **contrary to** the Ministry of the Environment Stormwater Management and Design Manual.

#### **Official Plan Policy 10.2.1**

*"Because flooding and related hazards may cause loss of life and may result in damage to property, development in Flood Plains is generally restricted. In addition, no development is permitted within 15 metres of the Flood Plain boundaries illustrated on Schedule 4, Hazard Lands. Only uses that by their nature must locate within the Flood Plain including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows are permitted."*

Provincial Policy Statement, 2005 , Policy 3.1.2.d: *Development and site alteration shall not be permitted within a floodway (the floodway is the entire contiguous flood plain) regardless of whether the area of inundation contains high points of land not subject to flooding.*

Ministry of the Environment and Climate Change guidelines (2003):

*“End-of-pipe SWMPs should normally be located outside of the floodplain (above the 100 year elevation). If the facility is multi-purpose in nature (e.g., providing quantity control in addition to quality and erosion control) it must be located above the highest design flood level.”*

Locating the lift station and stormwater management facility in the floodplain is not permitted, and is a hazard to Ramsey Lake. Floodplains flood – when that happens these facilities can be expected to be overwhelmed. Large storm events, which are becoming more common with climate change, can be expected to result in contamination of lake water, due to overflows and bypasses directly into the lake.

**A watershed study has not been completed for Ramsey Lake. Therefore, the information needed to make a decision protective of the health of the lake is not available.**

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

**No watershed study has been completed, which means the information required to properly assess the impact of this development, and the cumulative impact of other new developments in this watershed is not available.**

This application should be viewed in light of cumulative impacts of further new development in the Ramsey Lake watershed (596 draft approved lots in the Ramsey Lake subwatershed, an additional 763 units approved more recently, 192 lots under appeal at the OMB), and in this area in particular (Twin Lakes, 72 lots draft approved).

### **Traffic and related community impact considerations**

The staff report indicates that this proposal would result in negative impacts on critical intersections and increase the need to look at alternatives such as a road connection between South Bay Road and Regent, a road connection that has been rejected by Laurentian University and the community due to its impacts on the highly valued Laurentian trails and green space.

The Growth and Settlement Background Report (2012) indicates that “there is sufficient residential and employment lands available to accommodate projected growth.” Therefore, there is no need to add this additional stress to road capacity.

### **Conclusion**

A number of improvements have been made to this application including preservation of natural features (including the Creighton Fault), a higher percentage of public open space (although note that only a small percentage is accessible as usable parkland), and shoreline buffers and no-build zones.

However, this application cannot be approved as is, due to the location of the stormwater management facility and sewage lift station in the floodplain, which is not permitted under provincial or municipal policies.


In addition, this proposal cannot be properly evaluated without the completion of the Ramsey Lake watershed study, which will allow proper consideration of the impacts of this proposal, and cumulative impacts. The ‘big picture’ in terms of traffic impacts and related community impacts should also be part of this planning decision.

If this proposal proceeds, in addition to complying with the conditions recommended in the staff report, the stormwater management facilities and sewage lift stations must be located outside of the floodplain. It should also be recognized that non-compliance with shoreline buffers and no-build zones is observed to be common by water stewards. Therefore, plans for enforcement of site plans, or alternate solutions (such as designating buffers as public open space) should be included to maintain the integrity of these measures.

### **Request for Notice**

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

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



RECEIVED

JUN 22 2015

PLANNING SERVICES

Scott and Lisa Keenan  
1315 Keast  
Sudbury, Ontario  
[REDACTED]

City of Greater Sudbury  
Growth and Development Dept  
Box 5000, Station A  
200 Brady Street  
Sudbury Ontario  
P3A 5P3  
Planning Services

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

Re: Applications for rezoning and plan of subdivision in order to permit the development of a 56 residential lot subdivision and three (3) multi-family blocks with 115 multiple units (171 units total), Keast Drive, Sudbury- 1721074 Ontario Inc

Let me begin by saying that we are in favour of appropriate development. I understand the need for the city to generate revenue either by increasing property taxes or allowing for increased development. A daunting task and many difficult decisions lie ahead. With regards to the proposed Keast development, this development, we have only one opportunity to plan it correctly. It needs to be planned not so that it is only beneficial to the developer but beneficial to all of the citizens of our community given its potential impact. The way this proposed development is laid out before us in its current state it would do the city a disservice in the long run to approve it.

The area in question on Keast and South Bay roads has deemed a sensitive area by the Ramsey Lake Community Improvement Plan and that it should have only very low density housing. Certainly the proposed condominium units, two of 7 stories and one of 5 stories, both of which fit the criteria for medium density, would not conform to this. At a recent meeting with the developer, residents of Keast drive and other friends of the area proposed that condominium town homes, similar to the ones Dalron has built on Algonquin Drive, would be a more suitable alternative to the proposed buildings. These town homes would not tower above the lake as the proposed buildings would and they would decrease the density of the proposed development. Also these lower buildings would go a long way toward satisfying the city staff concerns with regards to fire flow.

Roads are another sticking point for this development. City staff has indicated in its traffic reports that vehicular volume from this proposed development would have a deleterious effect on already congested roads, namely South Bay and Ramsey Lake roads. Should we not address the road issues already existing before we add to them? If the developer will be adding the volume to these roads would it not be appropriate for the



developer to also contribute to finding a solution with regards to the roads and not to have this bourn solely on the shoulders of tax payers.

Environmental concerns abound with this development which is inevitable given that it is located along side the source of municipal drinking water for 60 000 citizens of the City of Sudbury and its proximity to many private water systems both from wells and directly from the lake. The developer was asked if he had a plan in the event the aquifer was disrupted or there was damage to peoples private lake water systems as a result of contamination. The developer indicated he had no such plans to mitigate the disruption of safe abundant drinking water we currently enjoy.

Ramsey Lake is a jewel available to be enjoyed by all of the citizens of Sudbury. Many of us enjoy fishing; which leads us to one of the most contentious issues associated with this proposed development. The location of a sewage lift station completely within a flood plain and a storm water retention pond partially within the flood plain which is contrary to Ministry of Environment guidelines. This is an area which floods nearly every spring. The developer has argued that the city has other sewage lift stations located within flood plains in Sudbury. In this city of all cities have we not learned from our mistakes and done our best to make amends for damage cause to the environment. The location of this sewage lift station here would constitute a set back to all that the city has done to improve our environment. Lift pumps can fail as can back up systems as they did on Bouchard Street in 1997. In the event of a failure effluent will end up in the lake damaging a fish spawning area located across the street and identified by the Federal Department of Fisheries and Oceans. This will also contaminate the source water for the city.

In summary I am not opposed to appropriate development in this area. This development with its 5 and 7 story condominium is not an appropriate development for the area. The location of the sewage lift station and storm water retention ponds are not appropriate for this area.

Sincerely

Scott and Lisa Keenan


RECEIVED

JUN 19 2015

ET  
AS

City of Greater Sudbury  
Growth and Development Department  
Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
Planning Services

PLANNING SERVICES

John Beaudry  
404 Kirkwood Dr  
Sudbury, On  
P3E 6J4  


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

June 22, 2015

Re: Applications for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc

Letter of Concern:

I am in favour of development on the subject property but I urge the Planning Committee to allow this property to develop in a responsible manner that takes into consideration the established neighbourhood and the recommendations of the Ramsay Lake Community Improvement Plan.

The subject land lies in the South Peninsula of the Ramsey Lake Policy Area. The established neighbourhood to the South of the Proposal is zoned R1-1(6). This zoning requires minimum water frontage of 45 metres. From the lake, this end of Ramsey Lake has an established neighbourhood that blends in better with nature than the smaller lots found in several other areas of Ramsey lake. The houses are very well spaced apart and there is much green open space.

The Official Plan states that once sewer and water is available, subdivided lots on the subject land must maintain a minimum water frontage of 30 metres. However, in keeping with the established neighbourhood, the water front lots of the proposal should have 45 meter water frontage. Unfortunately, the Application is for waterfront lots with a congested 23m of water frontage. I urge the Planning Committee to consider the implication of allowing these reduced lots sizes on Ramsey Lake. There is no need or benefit to the community in allowing smaller lots on the lake. The larger lots are the preferred development consistent with the established neighbourhood. Larger lots would also allow the developer to charge a premium price for each lot.

The land to the West of the subject property is zoned R1-3. This requires 30m of road frontage. Back lots of the proposed subdivision are at higher density zoning that allows 23m of road frontage. Again, there is no need or benefit to reduce the lots in this area. The reduced lot sizes are not consistent with the established neighbourhood.

The last, but most concerning aspect of the proposal, is the request to add R3 zoning to the neighbourhood. Section 3.2.1 of the Official Plan states that Medium and high density housing should be located on sites in close proximity to Arterial Roads. The Proposed Development is not located in close proximity to an Arterial road. Also, page

42 of the Ramsey Lake Community Improvement Plan states that future residential development in this area should be at very low density (not just low density).

The Application currently before the Planning Committee is made under the provisions of Comprehensive Planned Unit Development. As you will see below, the proposal fails to conform with many of the fundamental requirements.

#### **Official Plan 21.5 South Peninsula of the Ramsey Lake Policy Area**

Policies For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m<sup>2</sup>(10,764 ft<sup>2</sup>). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:

#### **Official Plan Requirement for CPUD**

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

7.2.1 (6) The following policies apply to parkland dedication:

1. All lands conveyed as part of parkland dedication must be suitable for recreation purposes and acceptable to the City.

Staff Report states:

##### **"Leisure Services:**

Within the proposal a substantial amount of property is offered as parkland and open space; however, much of it is not usable or desirable land (Blocks A, F, G and H). While a significant amount of natural green space is proposed (including Block B), little of it is suitable to be used for active or passive recreational purposes by local residents.

While Leisure will accept Blocks A, B, F, G and H as natural parkland we require more appropriate and useable property to meet the neighbourhood parkland needs of the residents for this area. As such, Leisure Services requests that the developer provide the access to Block B at the end of Street B as identified on the plan; and further, Leisure Services requests that lots 20 and 21, which afford reasonable access to Block B, be provided for usable parkland or this subdivision"

Clearly the Applicant's Parkland Dedication does not meet the minimum required by the City. The majority of the land offered for parkland dedication is not useable or desired by the city. The city is proposing additional Parkland Dedication to meet minimum requirements of the Proposal.

Leisure Services is suggesting that the applicant dedicate lots 20 and 21 to provide reasonable access to Block B. It appears that Leisure Services may not be familiar with the land. The use of lot 20 and 21 to access Block B is not practical since these areas are separated by a 20m cliff. (this can be seen on the

topographical survey). This does not provide "reasonable access". This creates an unsafe condition covered by section 10 of the Official Plan:

10.1 OBJECTIVES

It is the objective of these policies to:

- a. identify existing and potential hazards that are constraints to development and threats to life or property;
- b. protect residents from natural and human-made hazards;
- c. ensure that development on or near natural and human-made hazards recognizes and mitigates the potential adverse effects of those hazards;

Furthermore, Section 7.2.1 of the Official Plan details additional requirements for Parkland Dedication for a CPUD:

7.2.1 (6e) The following policies apply to parkland dedication:

Council shall ensure that public access is available on waterbodies in the City. In this regard, subdividers of shoreline property shall be required to convey lands which encompass not only five percent of the land being developed, but which also encompass at least five percent of the usable shoreline. Lands thus conveyed must be suitable for public purposes.

The Proposal does not conform with the Official Plan because it does not offer public open space beyond what is normally required under parkland dedication. In fact the Parkland Dedication does not even meet the minimum requirements as submitted. The minimum requirements are detailed in Leisure Services recommendations. The plan also fails to provide the required useable waterfront Parkland Dedication.

**Official Plan Requirement for CPUD**

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

The visual quality of the higher elevations from the lake are significantly affected by the building of houses and multi story buildings that are permitted to be taller than the existing tree line. The minimal 23m proposed lake frontage for waterfront lots causes congestion and further degrades the view from the lake. (This compares to a minimum 45m water frontage required in the area immediately to the south of the subject lands.)

The Staff Report states:

"The application proposes to dedicate of a substantial portion of the site's frontage on South Bay Road and Keast Drive to the City for preservation as open space, which serves to limit the development's visual impact from the abutting roadways and preserves the character of the area"

First of all, the dedication of the site's frontage on South Bay Rd and Keast Dr is not substantial and does nothing to limit the development's view from the abutting roadway. These are tall multi unit complexes that do not preserve the character of the area.

Most importantly, The Staff Report does not comment on the visual quality of higher elevation of the area from the lake as required under the Comprehensive Planned Unit Development in the South Peninsula of the Ramsey Lake Policy

Area. This is an oversight on the part of Staff. This is an Official Plan requirement for CPUD. In order to make an informed decision, the Planning Committee requires comment from Staff about the impact of the proposal on the view from the lake.

### **Official Plan Requirement for CPUD**

Section 3.2.1 of the Official Plan:

Living Area 1

**b. the proposed development is compatible with the surrounding neighbourhood...**

This is not the case. Lands along Keast and South Bay road are zoned **R1-1(6)**. The remaining lands to the west along Arlington and South Bay Rd are zoned **R1-3**.

**R1-3:**

- (i) Minimum lot area 1000.0 m<sup>2</sup>
- (ii) Minimum lot frontage 30.0 m
- (iii) minimum lot depth 30.0 m

**R1-1(6):**

(LOT FRONTAGE RAMSEY LAKE UNSERVICED)

- (i) Minimum lot area 8,000 m<sup>2</sup>;
- (ii) Minimum water frontage 45 m

Waterfront lots created by this subdivision should be a minimum water frontage of 45m to be compatible with the existing built up area. The remaining lots should be R1-3.

An R3 designation anywhere in the South Peninsula of the Ramsey Lake Policy Area is not compatible with the existing built up neighbourhood and not consistent with the Goals and Objectives of the Ramsey Lake Community Improvement Plan. Furthermore, building height in excess of 3 stories offends the Ramsey Lake Community Improvement Plan.

Section 3.2.1 of the Official Plan - Living Area I-Communities states:

- 4. Medium and high density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

In short, the proposed development is NOT compatible with the surrounding neighbourhood and does not conform with the Official Plan Requirement for CPUD

### **Official Plan Requirement for CPUD**

Staff Report states:

Conformity with CPUD policies

...While the Ramsey Lake Community Improvement plan indicates that buildings should not exceed three storeys in height that provision was not carried forward to the Official Plan's South Peninsula of the Ramsey Lake Policy Area considerations for CPUD development in the plan area...

This Staff Report fails to recognize Section 21.5 of the Official Plan which states:

- 2. For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan **and the Ramsey Lake Community Improvement Plan.**

### **Ramsey Lake Community Improvement Plan**

### 3.3 Bethel lake Peninsula

Page 42... proposes that **future residential development should be at very low density....**

#### 3.3.1 Goals

The goals of this Plan are to:

1. Preserve the natural assets of Bethel Lake and the Bethel Peninsula;
2. Maintain Bethel Peninsula as a quiet and prestigious low density residential area for the next twenty years or more...

#### 3.3.3 Policies

3. Maintain the low density residential neighbourhood character of the Bethel Peninsula. ....and that **no building exceeds 3 storeys in height.**

### Other issues

The Staff Report states:

#### Roads and Transportation Services:

Further to our previous comments dated November 15, 2012, regarding the above application, we have reviewed the Traffic Impact Study dated November 2012, prepared by Tranplan Associates and offer the following comments:

**..It is also recommended that the total number of dwelling units permitted be limited to a maximum of 135 units** which is the number that the Traffic Impact Study was based on.

The Traffic study fails to take into consideration the full impact of the subdivision. Once the sewer and water are installed, the other planned subdivision will have the "green light" to proceed. This represents a further 132 dwelling units that will be allowed to develop. The Traffic study recommends a total number of dwelling units be limited to 135. This is below the staff recommendation of 147. The study also fails to take into consideration the entire effect of the development (147 for this application and 132 already approved = 279).

### Summary

The Application does not conform to the Official Plan Requirement for CPUD

**One last item:** Lot 56 does not have the required minimum water frontage and is not a legal lot.



John Beaudry  
404 Kirkwood Dr.,  
Sudbury, On  
P3E 6J4



[REDACTED] - keast drive issue

**From:** "ted keenan" [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/22/2015 9:40 AM  
**Subject:** keast drive issue

---

Ted Keenan, 682 Charlotte St., Sudbury, On, P3E 4C2 [REDACTED]

City of Greater Sudbury  
 Growth and Development Dept  
 Box 5000, Station A  
 200 Brady Street  
 Sudbury Ontario  
 P3A 5P3  
 Planning Services

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

Re: Applications for rezoning and plan of subdivision in order to permit the development of a 56 residential lot subdivision and three (3) multi-family blocks with 115 multiple units (171 units total), Keast Drive, Sudbury- 1721074 Ontario Inc

I support development in Sudbury, but sensible development. I have a degree from Laurentian University (Honours Biology with a Certificate of Environmental Biology). I am currently a member of the Lake Nepewassi Association as I have a camp.

I sat on the Board of Rainbow Routes Association for 5 years. During that period, we worked with different developers and the City, the Health Unit and Ministries in mutual beneficial development. This is where the City wins by more taxes, developer wins and the citizens win.

The current proposal does not allow for all parties to win. We are supposedly one of the happiest cities in Ontario. We win awards for our environmental enthusiasm. We have an award winning Bell Park. We have a recognized University. We are finally getting things right. Now comes along this proposal.

I am appalled by the lack of environmental and drinking water safety concerns. Ramsey Lake is a potentially strained ecosystem. Algae blooms in our drinking water are an issue. Then, there is the increased traffic issue through the university area. It was already at capacity, when a vote came down to opening a road to Lo-Ellen, making a new road through the conservation area or widening Ramsey Lake Rd. What is going to happen now to alleviate the traffic issue? Please protect our drinking water. Let us not embarrass ourselves on a global scale when a disaster does happen. And it will.

There are enough studies done and available to look at to make an educated decision. Ignoring the ministry and its regulations and guidelines set in place to protect spawning areas, drinking water, etc., is wrong. So is having no emergency contingency in place for environmental disaster, and no regard for flood plain issues and regulations. The development in this area must be modified.

Ted Keenan



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

Re: Applications for rezoning and plan of subdivision  
 in order to permit the development of a 56 lot  
 residential subdivision and three (3) multi-family  
 blocks with 115 multiple dwelling units (171 units  
 total), Keast Drive, Sudbury - 1721074 Ontario Inc

RECEIVED  
 JUN 22 2015  
 CLERK'S

File Number: 781-6/11-6 & 780-6/11003

To whom it may concern,

I am writing to ask you to weigh carefully the concerns that have been expressed about the application for building on what is known as the Southern Peninsula on the South Shore of Ramsey Lake. The large number and diversity of recommendations from the Planning Department suggest that there is still much information missing that is needed for the decision on this project. The Planning Department staff have noted that they had to work within the confines of established policies in recommending approval, signalling to you, the members of the Planning Committee and Council, that your judgement and vision are crucial for this decision.

This decision requires the application of the highest possible standards as this property is the last remaining undeveloped area around Ramsey Lake, outside of the Laurentian Conservation area.<sup>1</sup> As this city is claiming a status as the re-greening capital of Ontario, if not Canada, it is the responsibility of all of us to be caretakers of the green space around the lake (in order to preserve the lake). In their wisdom, the members of the Community Improvement Plan and the East End of Ramsey Lake Master Plan<sup>2</sup> have earlier recommended that the city purchase land, when necessary, to maintain green space and preserve lake quality as a drinking water source.<sup>3</sup>

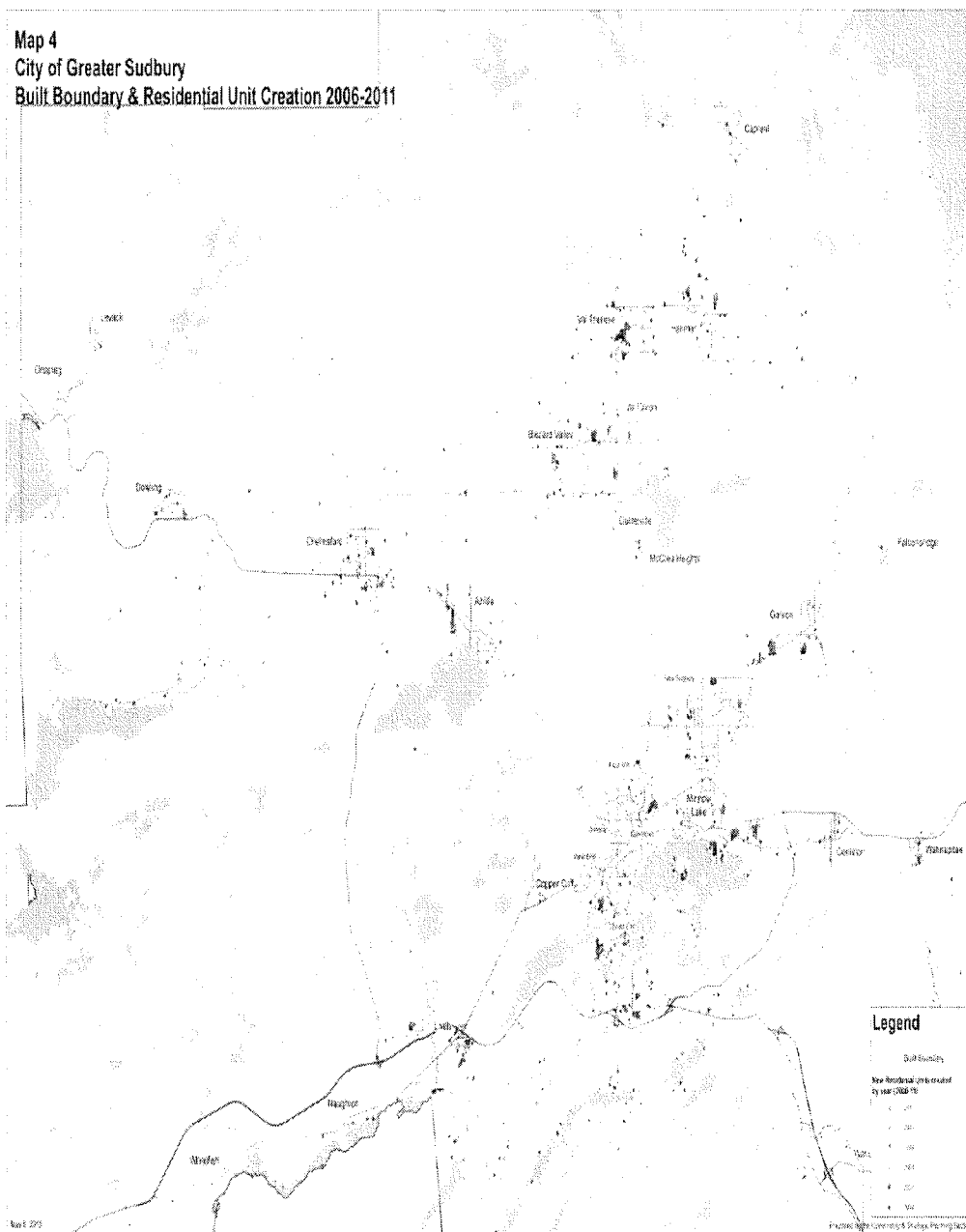
---

<sup>1</sup> Map from the Growth and Settlement Background Report and Issues Paper, Official Plan Review, May 28, 2012.

<sup>2</sup> The East End of Ramsey Lake Master Plan was completed in September 2001 and was adopted by City Council Resolution No. 2001-120.

<sup>3</sup> My personal stake in this process is as a resident living near the end of the South Bay of Ramsey Lake. Significant blue-green algae blooms have, from time to time, have affected my water quality as lake water is my water source. As well, I hike on the trail that would be affected by development of this property and the adjoining property owned by Dalron Construction and sometimes paddle a kayak past the area and enjoyed its natural beauty.

**Map 4**  
**City of Greater Sudbury**  
**Built Boundary & Residential Unit Creation 2006-2011**



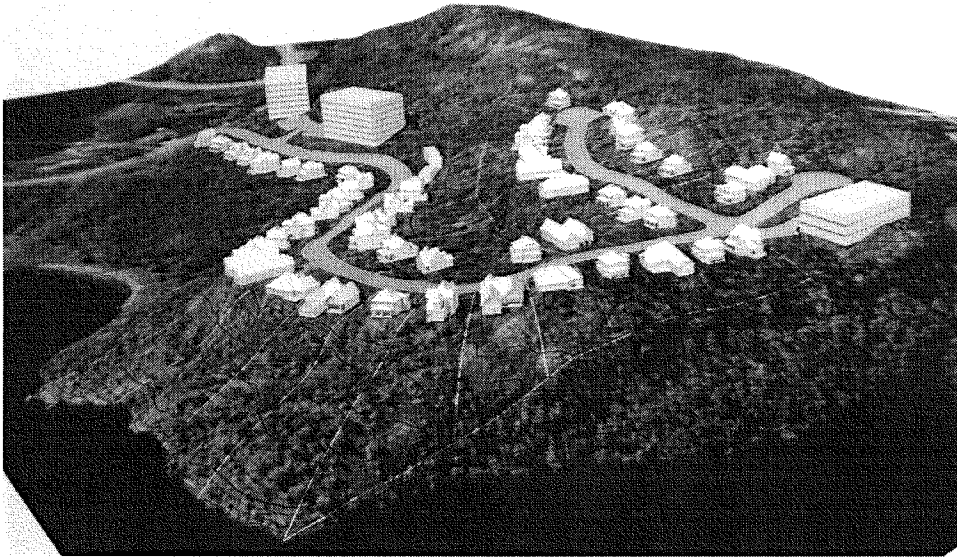
← This parcel of land is on the white area connected to the Bethel Peninsula

Along with members of the Ramsey Lake Stewardship Committee, I have attended the public sessions held by the developer and attended the previous planning committee meeting, all in good faith. We have spoken to Mr. Eady and to consultants he has hired. Despite these consultations the developer continued to remove individual lots in flood plains and to comply with open space requirements while increasing the condo sizes<sup>4</sup> so that they no longer conformed to the CPUD specifications.<sup>5</sup> The Planning Department Staff Report has recommended that the condo size in two buildings be reduced from the 7

<sup>4</sup> This diagram shows the 2 condos near South Bay Road at 7 storeys and the one overlooking Bethel Lake at 3.

<sup>5</sup> Calling this housing area, University Park, does not reduce the problem of towering condos that dominate the landscape for Ramsey Lake and Bethel Lake. The name seems to join this area with the university. If the university were considered, the size of the condos might seem reasonable, there is quite a distance between the university and this area with many single-dwelling units in-between.

levels it had become across proposals 5 levels, still 2 levels beyond what is recommended in the CIP for Ramsey Lake (1994).<sup>6</sup> Once approval is given, it is very possible that we will get compromises of this sort as the Planning Department works with Mr. Eady on the long list of documents still required. Also required in the Planning Department Staff Report was a reduction in housing units to conform to density calculations in the Official Plan, to the credit of the Planning Department, but of concern to the public who would expect something so basic to have been considered in the developer's second official submission.



Although it may be common practice to have a number of reports outstanding when a housing development is approved, the number of reports needed here is very large and some crucial reports are missing. It would fall on the Planning Department to make a number of decisions that would better benefit from public input as there will be considerable pressure to go ahead once the approval is given from Council. So, I believe that making this decision now is premature. To make the decision, to begin the devastation of the trees and disturb the soil without knowing whether the construction process will do irreparable harm to the lake, is inadvisable. To wait will also allow for the watershed and subwatershed study results to provide guidance.

I have reviewed the new plans in light of the previous ones, the feedback provided by the Planning Department and reviewed a number of relevant documents. There are a number of overriding concerns that have emerged:

**I. The meaning of density, in-filling and building perimeters in a city of lakes.** It cannot be emphasized enough that this is the last significant undeveloped natural area around the lake, outside of the

---

<sup>6</sup> No amount of replanting of trees will produce green cover for these condos in the near future. It took 16 years for the trees that are there to grow and, as Mr. Eady has pointed out to the Environmental Study consultants, out of 2500 seedlings planted, 151 are still standing.

Conservation Area. The commentary of the Planning Department Staff Report suggests a role for the Planning Committee and Council to take steps under the Comprehensive Planned Unit Development (Section 20.7 of the Official Plan) to designate greater public space than that recommended in the building plan. The designation of open space that is parkland and useable public open space is open to interpretation beyond the 5% minimum. The Leisure Services' comments in the Planning Department Staff Report relate to the need for more useable neighbourhood parkland (p. 19).

a) **Reducing density:** I am recommending that the pressure on the lake could be substantially reduced were the lakefront properties either to be eliminated or set back to allow for a **trail link** created between Block A and Block B (Creighton Fault Line). To that end, I have forwarded a proposal to make an interpretive trail along the lake that would join together existing trails into a system of trails "such that public and private open space elements shall be linked and integrated" and that would take advantage of the "significant viewpoints and the visual quality of higher elevations of the area [which] are to be preserved and enhanced" (CPUD, Section 20.7 of the Official Plan, as noted on page 13, points 2 and 4 of the Planning Department Staff Report). See the Appendix below. The trail system would reduce the reliance on individual home owners to police themselves to maintain the vegetation buffer.<sup>7</sup>

The extensiveness and sensitivity of this work needs to be underlined and how many housing units are needed to make it financially viable is another question. We need to ask the question whether the housing stock in Sudbury is such that we need this housing development. The Growth and Settlement Background Report estimates that we already have enough housing area for the next 16 or 17 years.

b) **Developing water and sewer lines:** The city has made decisions over time which stated the city's intention to put in water and sewer and not to approve development plans until this has been done. The lack of sewer and water lines in a previous application by Crocco were cited as one of the principal reasons this application for the same parcel of land was not approved (File Number 751-6/03-25 & 701-6-0/03-14). Dalron Construction Ltd. was granted approval in 2003 for the property to the east (Twin Lakes) conditional on its assumption of the cost of putting in sewer and water lines. As there has been no move by Dalron to build housing on its 72 lots (nor housing demand), the burden of providing sewer and water must have figured into their inaction.

Clearly, the city is invested in having sewer and water lines put into this area and rely on the developer to make this happen.<sup>8</sup> We can see that it is to the advantage of a cash-strapped city to have sewer and water provided by developers. It is also likely financially advantageous to home owners to have the cost of sewer and water distributed among more people. However, we need to be mindful of the overall cost-benefit analysis and the effect on water quality overall. It will be the new housing stock to be built which will be primarily serviced by the sewer and water services supplied by the builder, presumably with the input of Dalron Construction that has 72 lots approved in the same general area.

---

<sup>7</sup> One need only look around the lake to see how much we can rely on individual home owners to maintain a vegetation buffer on the lake.

<sup>8</sup> The Planning Department Staff Report suggests that the developer would pay most of the costs for it.

In other words, without the new housing units having been built, the area could be still continued to be serviced through properly functioning septic tanks and wells. To say that septic systems are inherently polluting is not accurate (see the Hutchinson Report, 2014). It is true, however, that with 171 new housing units, there is greater pressure to put in sewer lines but the need to service such a volume of new housing is quite different than claims that the sewer line will clean up existing septic systems. Thus, there may be rationales for putting in water and sewer which are of wider city concern of which we are not aware; these may have to do with looping which is allowed in Living Area I designations (Planning Department Staff Report, p. 10(#1)).

The advantage of a sewer system must be weighed against the dangers of placing the lift station in the flood plain. In a high-water event, the lift station bypass would have disastrous consequences as it would be wholly in a flood plain.

**II. The phasing-in process.** This report by the Planning Department Staff contains a substantial set of conditional approvals before blasting occurs in recognition of the essential irreversibility of the process that will leave the landscape denuded and phosphorus from soil released into the lake.<sup>9</sup> The Environmental Consultants (DST) recommended leaving as much vegetation as possible but noted that blasting and soil removal would affect 70% of the site.<sup>10</sup>

a) **Pre-service reports:** As laid out in the Planning Department Staff report, the servicing process wholly contingent on the positive outcome of the prior phases of investigatory reporting in such areas as: 1) surveyor's final plan for the subdivision; 2) fulfillment of the requirement of the Endangered Species Act<sup>11</sup>; 3) replacement of 2,500 seedlings of jack and red pine; 4) finalization of analyses of traffic issues; 5) contribution of \$42,000 toward any improvements for the environment of traffic measures; 6) a geotechnical report that provides essential information on soils and groundwater, the location of the water table with recommendations for construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads to a twenty-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations; 7) a detailed lot-grading plan; 8) stormwater management report outlining the stormwater runoff together with control systems and a report on an open storm drainage will cross over to the corner of Keast Dr. and South Day Road<sup>12</sup>; 9) assurance that the size of the watermain will provide for fire flows (which adds additional blasting to accommodate the larger pipe).

---

<sup>9</sup> So importance is compliance to the overall staging process that it might be wise to think of fines set out for non-compliance for not providing reports as requested. Even more important is consideration of the costs arising to the developer who might need to abandon the project if he has insufficient funds to cover the entire project. How will this possibility be avoided? What if the developer sells the property to others? Will the same rules for compliance be in effect?

<sup>10</sup> With mitigation measures, the risk of having a negative impact is deemed to be low but DST Environmental Consultants advised careful monitoring of every step of the process.

<sup>11</sup> The DST Environmental Consultants' report could not rule out the possibility of whip-poor-will nests. Note that their sampling was of two data gathering points, one in June and one in July, based mostly on observation.

<sup>12</sup> It is important to note that this open drainway between Block F and Keast St. has appeared on the map given in the second public session held at Bryston's. At that time, we were told that this would be studied and a solution would be made available for us to review.

Each of the reports is to be given to the relevant sector of the Planning Department presumably with overview by the Director of Planning to ensure that the feasibility of the project can be ascertained. At least, that is how I see this process as it should be. However, I am not clear on whether the Director of Planning is the coordinator and overseer of all the documents, as I think should be the case.

b) **Stormwater management:** By far the most important consideration is the drainage system overall. The stormwater report has been missing from the presentations of the developer to the community despite the fact that resident and other community groups (RLSC and CLS) have repeatedly pointed to the problems of stormwater management in a flood plain. Stormwater management in a flood plain has been identified in the Official Plan as needing to have approval by the Nickel District Conservation Authority. Since there is no stormwater management plan included, the NDCA could not evaluate it (as noted on page 15 of the Planning Department Staff Report). This is of concern as inability to find a suitable system would mean that the project would lead to heavy phosphorus loading and salt run-off into the lake. A stormwater pond should not be located in a floodplain.

Recommendation 2.25 requires that a stormwater conveyance report and plans be made which would show the detailed plan of the storm culverts and Recommendation 2.26 specifies that stormwater facilities management facilities be constructed and approved prior to acceptance of roads and sewers. There is an allowance for the Director of Planning Services to alter the time scheduling and I would recommend that this not be done. The topography of the land and the amount of rainfall and wastes that can wash into the lake are far too great to allow for the developer to begin devastating the land for water and sewer before ensuring that the stormwater system can withstand the many high-rainfall events that will become more common with the continuance of global warming.

**III. Coordination with other proposals to consider cumulative impact.** It is important to point out that there are already 72 houses planned for Bethel Lake (Twin Lakes). These houses serve to intensify the overall development on the South Peninsula and their combined effect has not been taken into consideration. How is the drainage from Twin Lakes related to the run-off and recapture for the development under consideration.<sup>13</sup> We should ensure that we understand what the cumulative affects developments will have on the health of the lake and its water quality before approving any new large developments in the RL watershed.

As well, there is a watershed study that is in the early stages that should be used for decision-making precisely of this nature. The City should follow best practices and guidelines of the Ministry. According to the MOE *Stormwater Management Planning and Design Manual*, 2003, "Urban development without watershed/subwatershed planning is discouraged because of the difficulty in addressing many environmental impacts at a plan of subdivision or site plan level."

We are awaiting the results of the Ramsey Lake Watershed Study, which Council approved in 2013 and funded in 2015, so we respectfully request that approvals of large developments in the Ramsey Lake watershed be put on hold until we have the results of this study. This application should be viewed in

---

<sup>13</sup> DST Environmental Consultants raised this issue.

light of cumulative impacts of the 596 draft approved lots, an additional 763 units recently approved, 192 lots under appeal at the OMB and in this area in particular (Twin Lakes) 72 lots draft approved. Subwatershed studies which would form part of the overall watershed study would indicate the impact of development on lake water near the proposed developments.<sup>14</sup>

**IV. Consistency with overall planning and assessment efforts the city has undertaken.** To the credit of the city and planning efforts, there have been a number of efforts to provide for comprehensive overviews of planning needs. One of these is the Growth and Settlement Background Report on projections of housing stock. Without this development, there is already sufficient land available for the three levels of population growth scenarios (p. 5). There is a Vacant Land Inventory (Growth and Settlement Background Report) that the city is undertaking in order to produce guidelines for where development can occur and might most usefully occur. The results of this exercise would help to locate developments in other than areas that are so sensitive for lake quality.

As a result of my concerns and misgivings, I respectfully submit my objections to this development going ahead and ask the planning committee to reject the building plans as submitted. In light of all these concerns and observations, I would be supportive of approval only if:

1. **All the reports be finished prior to any blasting or any destruction of the natural area** and that the Planning Department make a report back to the Planning Committee of Council and provide a public hearing to review the overall viability of the site plan before implementation.
2. **The watershed study results form part of these prior documents.** The Planning Act for the city allows for the possibility that an 'Interim Control By-law' be introduced to Council by the Planning Committee. The completed watershed study indicates the capacity of the lake to withstand this housing development. I am asking that the planning committee recommend a **moratorium on development** until such time as the watershed study of Ramsey Lake has taken place. A sub-watershed study of this area would be the best tool for studying the carrying capacity of the lake.
3. **The developer allows his financial statements to be audited.** We need to be sure that the project will not be started and the damage done to the area and the developer finds himself without the funds to continue. If the developer counts on passing on the costs of building to the consumer, this may saturate a small market for the houses.

---

<sup>14</sup> It should be noted that increasing the probability of phosphorus and salt loading into the lake would degrade the lake water for drinking purposes and recreational uses both for the existing members of the community as well as for those persons who would choose to live in the new housing.

**4. The developer is required to donate the parcel of land or the city seek to partner with other groups to buy back a portion of the land (lots 7 to 17) to develop a trail system to be used in the ways suggested in the appended report.**

After all the requested information on this project would be made available, I am recommending that oversight be given by the Planning Committee. In light of the threats to the lake that the development represents, the ramifications of this application for overall lake quality, as well as the destruction to the natural beauty of the area through the construction process, this development needs to continue to be considered a quasi-public undertaking (not just one for technical application by city staff).

The work involved in the Planning Department's reporting is appreciated but we hope that the public will continue to be given a voice in the decision-making involved in this process and the decision not be made to allow even a modified version of the application without the requisite information.

#### Request for Notice

Please provide me with a Notice of Council's decision with regard to this application.

Sincerely,

Elaine Porter  
2080 South Bay Rd.  
Sudbury, ON P3E 6H7

Cc: brian.bigger@greatersudbury.ca; mayor@greatersudbury.ca; mark.signoretti@greatersudbury.ca; michael.vagnini@greatersudbury.ca; gerry.montpellier@greatersudbury.ca; evelyn.dutrisac@greatersudbury.ca; robert.kirwan@greatersudbury.ca; rene.lapierre@greatersudbury.ca; mike.jakubo@greatersudbury.ca; al.sizer@greatersudbury.ca; deb.mcintosh@greatersudbury.ca; fern.cormier@greatersudbury.ca; lynne.reynolds@greatersudbury.ca; joscelyne.landry-altmann@greatersudbury.ca; clerks@greatersudbury.ca; alex.singbush@greatersudbury.ca;eric.taylor@greatersudbury.ca

**SEE APPENDIX BELOW FOR HIKING TRAIL PROPOSAL**



## APPENDIX

### Proposal for an Interpretive Hiking Trail to the Creighton Fault Line Look-out

**TO: Chris Gore, Manager of Community Partnerships; Eric Taylor, Director of Planning, City of Greater Sudbury**

**From: Elaine Porter, on behalf of the Ramsey Lake Stewardship Committee**

**DATE: June 9, 2015.**

This trail would hug the ridge along Ramsey Lake (or go along the lower area) from where Keast Street ends along the 2132 feet of shoreline to the look-out point along the Creighton Fault Line which offers a panoramic view of Bethel Lake and the widening of Ramsey Lake at the mouth of South Bay. Currently, this area (a total of 49.8 acres in size), designated as the South Peninsula in official plans, is under consideration for re-zoning to allow for a combination of low- to –medium density housing.

The development of a trail system would serve many purposes and is in keeping with the Ramsey Lake Community Improvement Plan (RL-CIP), a visionary document which considers that we are keepers of the lake for future generations. This document identifies the South Peninsula as a 'Key Property for Acquisition' by the city for its important value for the watershed. This proposal for the creation of a hiking trail follows in that spirit. It would serve to mitigate the negative effects of building so close to the lake and provide an aesthetically pleasing natural pathway through a forested area (the result of the City's re-greening planting several decades ago). Putting in such a trail does not preclude the development from going forward but does suggest a reduction in the density of the housing units to be developed.

**1. Relationship with the proposed building plans submitted to the city (File Number 780-6/11003 and 751-6/11-6):**

- a. *Satisfying the intent of the Official Plan and the RL-CIP with regard to density: Section 21.5 of the Official Plan specifies that the open space character of the neighbourhood be preserved through housing density provisions and shoreline setbacks. According to the CIP," public open space should be provided beyond what is normally required under parkland dedication (p. 44)."*

A trail with natural vegetation preserved between the trail and the waterfront would allow for ***useable open space that is available to the public***. This is a key distinction as most of the open space currently in the development plan submission is inaccessible either due to its location or its natural characteristics (wetland, rocky, uneven or steep). A trail would ensure that there is significant public space offsetting the provision of housing which currently is set at 171 units<sup>1</sup> and would need to be reduced to accommodate the trail system.

- b. *The negative effective of the construction of housing and blasting of rock for sewer and water would be lessened.* The housing and roadway farther back on the property, less close to the lake, would lessen the impact of construction and the built environment on the flood plain for any other houses that would be built in the area.

## **2. Preservation of existing natural features and development of an integrated trail system:**


- a. In accordance with the CIP, *"that private and public open spaces are linked and integrated such that trail systems could be developed easily; (p. 44) "* this trail would provide a link. There is currently a Rainbow Routes trail system that begins at the end of Arlington Drive and winds down to the boardwalk crossing the marshland between Bethel Lake and Ramsey Lake Road.
- b. Developing this trail would connect the existing trail into a loop that would fulfill another provision of the CIP: *" that the visual quality of higher elevations of the area from the lake are preserved and enhanced; (p. 44)."* The Creighton Fault Line would be included in the trail system and this elevation provides for a beautiful vista of Bethel and Ramsey lakes. At the same time, the view of the area from the lake and from the Conservation Area across the bay would be of natural shoreline.

## **3. The educational and health benefits of the trail:**

- a. This trail can be interpretive in several different ways as people walk it for exercise by including:
  - i) descriptions of trees planted in the re-greening effort; ii) features of the area that such as the wetlands and the fault line area.; iii) part of the Laurentian University of School of Environment curriculum.
- b. In accordance with the CIP, *"that private and public open spaces are linked and integrated such that trail systems could be developed easily; (p. 44) "* this trail would provide a link. There is currently a Rainbow Routes trail system that begins at the end of Arlington Drive and winds down to the boardwalk crossing the marshland between Bethel Lake and Ramsey Lake Road.
- c. Developing this trail would connect the existing trail into a loop that would fulfill another provision of the CIP: *" that the visual quality of higher elevations of the area from the lake are preserved and enhanced; (p. 44)."* The Creighton Fault Line would be included in the trail system and this elevation provides for a beautiful vista of Bethel and Ramsey lakes. At the same time, the view of the area from the lake and from the Conservation Area across the bay and from boats on the lake would be of natural shoreline.

This area would service the entire city as well as the neighbourhood and university. The city might be able to partner with other interested groups to purchase the land necessary for the trail that would be beneficial for the lake and preserve this part of the South Peninsula for public use should this be necessary.

City of Greater Sudbury  
Growth and Development Department  
Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario P3A 5P3  
Planning Services

John Beaudry  
404 Kirkwood Dr  
Sudbury, On  
P3E 6J4  


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

June 22, 2015

Re: Applications for rezoning and plan of subdivision in order to permit the development of a 56 lot residential subdivision and three (3) multi-family blocks with 115 multiple dwelling units (171 units total), Keast Drive, Sudbury - 1721074 Ontario Inc

Letter of Concern:

I am in favour of development on the subject property but I urge the Planning Committee to allow this property to develop in a responsible manner that takes into consideration the established neighbourhood and the recommendations of the Ramsay Lake Community Improvement Plan.

The subject land lies in the South Peninsula of the Ramsey Lake Policy Area. The established neighbourhood to the South of the Proposal is zoned R1-1(6). This zoning requires minimum water frontage of 45 metres. From the lake, this end of Ramsey Lake has an established neighbourhood that blends in better with nature than the smaller lots found in several other areas of Ramsey lake. The houses are very well spaced apart and there is much green open space.

The Official Plan states that once sewer and water is available, subdivided lots on the subject land must maintain a minimum water frontage of 30 metres. However, in keeping with the established neighbourhood, the water front lots of the proposal should have 45 meter water frontage. Unfortunately, the Application is for waterfront lots with a congested 23m of water frontage. I urge the Planning Committee to consider the implication of allowing these reduced lots sizes on Ramsey Lake. There is no need or benefit to the community in allowing smaller lots on the lake. The larger lots are the preferred development consistent with the established neighbourhood. Larger lots would also allow the developer to charge a premium price for each lot.

The land to the West of the subject property is zoned R1-3. This requires 30m of road frontage. Back lots of the proposed subdivision are at higher density zoning that allows 23m of road frontage. Again, there is no need or benefit to reduce the lots in this area. The reduced lot sizes are not consistent with the established neighbourhood.

The last, but most concerning aspect of the proposal, is the request to add R3 zoning to the neighbourhood. Section 3.2.1 of the Official Plan states that Medium and high density housing should be located on sites in close proximity to Arterial Roads. The Proposed Development is not located in close proximity to an Arterial road. Also, page

42 of the Ramsey Lake Community Improvement Plan states that future residential development in this area should be at very low density (not just low density).

The Application currently before the Planning Committee is made under the provisions of Comprehensive Planned Unit Development. As you will see below, the proposal fails to conform with many of the fundamental requirements.

**Official Plan 21.5 South Peninsula of the Ramsey Lake Policy Area**

Policies For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m<sup>2</sup>(10,764 ft<sup>2</sup>). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:

**Official Plan Requirement for CPUD**

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

7.2.1 (6) The following policies apply to parkland dedication:

1. All lands conveyed as part of parkland dedication must be suitable for recreation purposes and acceptable to the City.

Staff Report states:

**"Leisure Services:**

Within the proposal a substantial amount of property is offered as parkland and open space; however, much of it is not usable or desirable land (Blocks A, F, G and H). While a significant amount of natural green space is proposed (including Block B), little of it is suitable to be used for active or passive recreational purposes by local residents.

While Leisure will accept Blocks A, B, F, G and H as natural parkland we require more appropriate and useable property to meet the neighbourhood parkland needs of the residents for this area. As such, Leisure Services requests that the developer provide the access to Block B at the end of Street B as identified on the plan; and further, Leisure Services requests that lots 20 and 21, which afford reasonable access to Block B, be provided for usable parkland or this subdivision"

Clearly the Applicant's Parkland Dedication does not meet the minimum required by the City. The majority of the land offered for parkland dedication is not useable or desired by the city. The city is proposing additional Parkland Dedication to meet minimum requirements of the Proposal.

Leisure Services is suggesting that the applicant dedicate lots 20 and 21 to provide reasonable access to Block B. It appears that Leisure Services may not be familiar with the land. The use of lot 20 and 21 to access Block B is not practical since these areas are separated by a 20m cliff. (this can be seen on the

topographical survey). This does not provide "reasonable access". This creates an unsafe condition covered by section 10 of the Official Plan:

#### 10.1 OBJECTIVES

It is the objective of these policies to:

- a. identify existing and potential hazards that are constraints to development and threats to life or property;
- b. protect residents from natural and human-made hazards;
- c. ensure that development on or near natural and human-made hazards recognizes and mitigates the potential adverse effects of those hazards;

Furthermore, Section 7.2.1 of the Official Plan details additional requirements for Parkland Dedication for a CPUD:

7.2.1 (6e) The following policies apply to parkland dedication:

Council shall ensure that public access is available on waterbodies in the City. In this regard, subdividers of shoreline property shall be required to convey lands which encompass not only five percent of the land being developed, but which also encompass at least five percent of the usable shoreline. Lands thus conveyed must be suitable for public purposes.

The Proposal does not conform with the Official Plan because it does not offer public open space beyond what is normally required under parkland dedication. In fact the Parkland Dedication does not even meet the minimum requirements as submitted. The minimum requirements are detailed in Leisure Services recommendations. The plan also fails to provide the required useable waterfront Parkland Dedication.

#### **Official Plan Requirement for CPUD**

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

The visual quality of the higher elevations from the lake are significantly affected by the building of houses and multi story buildings that are permitted to be taller than the existing tree line. The minimal 23m proposed lake frontage for waterfront lots causes congestion and further degrades the view from the lake. (This compares to a minimum 45m water frontage required in the area immediately to the south of the subject lands.)

The Staff Report states:

"The application proposes to dedicate of a substantial portion of the site's frontage on South Bay Road and Keast Drive to the City for preservation as open space, which serves to limit the development's visual impact from the abutting roadways and preserves the character of the area"

First of all, the dedication of the site's frontage on South Bay Rd and Keast Dr is not substantial and does nothing to limit the development's view from the abutting roadway. These are tall multi unit complexes that do not preserve the character of the area.

Most importantly, The Staff Report does not comment on the visual quality of higher elevation of the area from the lake as required under the Comprehensive Planned Unit Development in the South Peninsula of the Ramsey Lake Policy

Area. This is an oversight on the part of Staff. This is an Official Plan requirement for CPUD. In order to make an informed decision, the Planning Committee requires comment from Staff about the impact of the proposal on the view from the lake.

### **Official Plan Requirement for CPUD**

Section 3.2.1 of the Official Plan:

Living Area 1

**b. the proposed development is compatible with the surrounding neighbourhood...**

This is not the case. Lands along Keast and South Bay road are zoned **R1-1(6)**. The remaining lands to the west along Arlington and South Bay Rd are zoned **R1-3**.

**R1-3:**

- (i) Minimum lot area 1000.0 m<sup>2</sup>
- (ii) Minimum lot frontage 30.0 m
- (iii) minimum lot depth 30.0 m

**R1-1(6):**

(LOT FRONTAGE RAMSEY LAKE UNSERVICED)

- (i) Minimum lot area 8,000 m<sup>2</sup>;
- (ii) Minimum water frontage 45 m

Waterfront lots created by this subdivision should be a minimum water frontage of 45m to be compatible with the existing built up area. The remaining lots should be R1-3.

An R3 designation anywhere in the South Peninsula of the Ramsey Lake Policy Area is not compatible with the existing built up neighbourhood and not consistent with the Goals and Objectives of the Ramsey Lake Community Improvement Plan. Furthermore, building height in excess of 3 stories offends the Ramsey Lake Community Improvement Plan.

Section 3.2.1 of the Official Plan - Living Area I-Communities states:

- 4. Medium and high density housing should be located on sites in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas, and community/recreational services.

In short, the proposed development is NOT compatible with the surrounding neighbourhood and does not conform with the Official Plan Requirement for CPUD

### **Official Plan Requirement for CPUD**

Staff Report states:

Conformity with CPUD policies

...While the Ramsey Lake Community Improvement plan indicates that buildings should not exceed three storeys in height that provision was not carried forward to the Official Plan's South Peninsula of the Ramsey Lake Policy Area considerations for CPUD development in the plan area...

This Staff Report fails to recognize Section 21.5 of the Official Plan which states:

- 2. For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan **and the Ramsey Lake Community Improvement Plan.**

### **Ramsey Lake Community Improvement Plan**

### 3.3 Bethel lake Peninsula

Page 42... proposes that **future residential development should be at very low density....**

#### 3.3.1 Goals

The goals of this Plan are to:

1. Preserve the natural assets of Bethel Lake and the Bethel Peninsula;
2. Maintain Bethel Peninsula as a quiet and prestigious low density residential area for the next twenty years or more...

#### 3.3.3 Policies

3. Maintain the low density residential neighbourhood character of the Bethel Peninsula. ....and that **no building exceeds 3 storeys in height.**

### Other issues

The Staff Report states:

#### **Roads and Transportation Services:**

Further to our previous comments dated November 15, 2012, regarding the above application, we have reviewed the Traffic Impact Study dated November 2012, prepared by Tranplan Associates and offer the following comments:

**..It is also recommended that the total number of dwelling units permitted be limited to a maximum of 135 units** which is the number that the Traffic Impact Study was based on.

The Traffic study fails to take into consideration the full impact of the subdivision. Once the sewer and water are installed, the other planned subdivision will have the "green light" to proceed. This represents a further 132 dwelling units that will be allowed to develop. The Traffic study recommends a total number of dwelling units be limited to 135. This is below the staff recommendation of 147. The study also fails to take into consideration the entire effect of the development (147 for this application and 132 already approved = 279).

### Summary

The Application does not conform to the Official Plan Requirement for CPUD

**One last item:** Lot 56 does not have the required minimum water frontage and is not a legal lot.

John Beaudry  
404 Kirkwood Dr.,  
Sudbury, On  
P3E 6J4  
[REDACTED]

**clerks - Keast Drive development**

---

**From:** "J. Lane" [REDACTED] >  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/22/2015 12:23 PM  
**Subject:** Keast Drive development

---

RECEIVED

JUN 22 2015

CLERK'S

Once again, I would like to register my concerns about further development in the environs of Ramsay and Bethel Lakes. There is no doubt that sewage lift stations fail, winter salt and summer fertilizer drain into our lakes, and once "developed", our natural environment is destroyed. My family has been privileged to have property on the lake since 1945. During that time, the density of developed lake shore properties has doubled, and the lake quality has deteriorated. Enough. Please do not approve this project.

Yours truly,  
Jean Lane  
2196 South Bay Road  
Sudbury, On P3E 6H7  
[REDACTED]



RECEIVED

JUN 22 2015

CLERK'S

**clerks - re planning committee meeting about Keast St development.**

---

**From:** Pat Rogerson [REDACTED]  
**To:** <brian.bigger@greatersudbury.ca>, [REDACTED]  
**Date:** 6/22/2015 12:39 PM  
**Subject:** re planning committee meeting about Keast St development.

---

Hello to my Mayor and Members of Sudbury Council.

I would like to send this email to express some concerns I have regarding the Keast St development to be considered at tonight's Planning committee meeting.

my concerns would be

1. Every citizen using water from Ramsey lake and living on the lake should be given notice of zoning and rezoning applications that affect the lake, it is not like having a neighbourhood impact, it is much larger.
2. I have real concerns about the number of recommendations, and how they will be implemented, this should result in a completed application including those requested changes before it is passed.
3. I would strongly suggest that the non development buffer zones, have that information included on the deeds to the that and to the adjoining property, ten years from now no one will remember what was done or why.
4. Something like this on Ramsey lake should always include a community town hall meeting, prior to a planning committee meeting.

Thank you for your time and interest in this matter.

Yours truly

--

**Pat Rogerson**

**Phone number:** ([REDACTED])

**Web:** [REDACTED]

**Re:** Proposed Development on Keast Drive – Planning Committee June 22<sup>nd</sup>

It would seem that the planning dept has broadly interpreted the city official plan and provincial policy statements to allow for recommendation of the Keast subdivision development described in today's (Sat) Sudbury Star, which will go before the planning committee on Monday.

It is unfortunate that the Ramsey Lake Watershed Report (the 100 Year Vision) prepared in 1991 has been virtually ignored. Perhaps staff and council do not know of its existence. It provides an excellent situational analysis of the lake and makes suggestions of merit and significance. It should be required reading by the Mayor and all councilors. It can be accessed on the Internet:

<http://www.planningsudbury.com/ramsey%20lake%20and%20watershead%20report.pdf>

Of particular note with respect to the current development proposal is the following paragraph:

“The major tracts of forests, lakes, streams and swamps and valleys along the southern and eastern shores of Ramsey Lake must continue to contribute to the long-term health and ecological integrity of the Lake.....their integrity and conservation is primary to the long-term vision of Sudbury with green and vital heart. They cannot be compromised without compromising future generations..

“Ramsey Lake and its watershed are an ecological region, a domain of nature and water that is shared by and belongs to all members of the community”.

The continued creation of residential development for the benefit of the few (and narrow sighted municipal revenue generation) is not compatible with the 100 year vision of this report which stresses the need to protect the lake as a municipal drinking water source reservoir but also as the focus for a wide variety of community and recreational activities and “in this light, the Lake and watershed take on an every greater significance for the community's lifestyle, affecting the future of it's children and their children”.

The report questions “should subdivisions continue to spread over wetlands and rock knobs as if they were not there?” We have seen the deterioration of Ramsey Lake water quality since the publishing of the report almost 25 years ago and with the subsequent intensification of development around the lake. What will the next 25 years bring, what will be the future of the Lake in 75 years bringing us to the 100 year time frame of the report? Is time running out if we do not take our responsibility for Ramsey Lake seriously?

We support the need for the approved Watershed study to take place before any future residential development is approved in and around Ramsey Lake.

John Lindsay,  
Chair, Minnow Lake Restoration Group  
(part of the Ramsey Lake Watershed)

**Re:** Proposed Development on Keast Drive – Planning Committee June 22<sup>nd</sup>

It would seem that the planning dept has broadly interpreted the city official plan and provincial policy statements to allow for recommendation of the Keast subdivision development described in today's (Sat) Sudbury Star, which will go before the planning committee on Monday.

It is unfortunate that the Ramsey Lake Watershed Report (the 100 Year Vision) prepared in 1991 has been virtually ignored. Perhaps staff and council do not know of its existence. It provides an excellent situational analysis of the lake and makes suggestions of merit and significance. It should be required reading by the Mayor and all councilors. It can be accessed on the Internet:

<http://www.planningsudbury.com/ramsey%20lake%20and%20watershead%20report.pdf>

Of particular note with respect to the current development proposal is the following paragraph:

“The major tracts of forests, lakes, streams and swamps and valleys along the southern and eastern shores of Ramsey Lake must continue to contribute to the long-term health and ecological integrity of the Lake.....their integrity and conservation is primary to the long-term vision of Sudbury with green and vital heart. They cannot be compromised without compromising future generations..

“Ramsey Lake and its watershed are an ecological region, a domain of nature and water that is shared by and belongs to all members of the community”.

The continued creation of residential development for the benefit of the few (and narrow sighted municipal revenue generation) is not compatible with the 100 year vision of this report which stresses the need to protect the lake as a municipal drinking water source reservoir but also as the focus for a wide variety of community and recreational activities and “in this light, the Lake and watershed take on an every greater significance for the community's lifestyle, affecting the future of it's children and their children”.

The report questions “should subdivisions continue to spread over wetlands and rock knobs as if they were not there?” We have seen the deterioration of Ramsey Lake water quality since the publishing of the report almost 25 years ago and with the subsequent intensification of development around the lake. What will the next 25 years bring, what will be the future of the Lake in 75 years bringing us to the 100 year time frame of the report? Is time running out if we do not take our responsibility for Ramsey Lake seriously?

We support the need for the approved Watershed study to take place before any future residential development is approved in and around Ramsey Lake.

John Lindsay,  
Chair, Minnow Lake Restoration Group  
(part of the Ramsey Lake Watershed)

**From:** Huguette Blanco [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/22/2015 2:26 PM  
**Subject:** Keast - South Bay Road development

Hello:

I am very disturbed by the thought that Planning could be approving the proposed subdivision on Keast/South Bay Road this evening.

Why do we need an Official Plan if most of the provisions are ignored?

For example

The proposed new development is not adjacent to existing built-up urban areas; it does not represent a contiguous expansion; it does not represent a logical utilization of existing municipal and social infrastructure; it does not complete or round out existing neighbourhood plans; the area is not experiencing growth pressure. (See part of the Official Plan Living Area I designation copied below)

"The Living Area I designation also has the following phasing policies in Section 3.2.2:

1. New development in Living Area I will occur adjacent to existing built-up urban areas. Emphasis shall be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
2. Where expansion onto vacant undeveloped lands is proposed, the following phasing policies shall be considered at the time of application review:
  - a. the proposed development represents a contiguous expansion within the Living Area I designation;
  - b. the proposed development represents a logical utilization of existing municipal and social infrastructure;
  - c. the proposed development completes or rounds out existing neighbourhood plans with respect to road connections, waterline looping, and public service facilities such as schools and recreation facilities; and,
  - d. the area is experiencing growth pressure as evidenced by adjoining development and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium."

In addition a special policy for the South Peninsula of Ramsey Lake clearly states that (see below)

- a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available.

Why would Planning approve severances and subdivision in this case?

And there are other areas of the Official plan that are completely ignored in this case. Plenty of choices from the copied part of the Official plan below.

"South Peninsula of the Ramsey Lake Policy Area

The subject lands are within the South Peninsula of the Ramsey Lake Policy Area, Section 21.5 of the Official Plan. This section of the

Official Plan indicates, in part, that:

1. Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as Living Area I on the South Peninsula of Ramsey Lake (i.e., all those Living Area I lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as Living Area II):
  - a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available.
  - b. In order to preserve the open space character of the neighbourhood, the net density for the South Peninsula shall not exceed 10 units/hectare (equivalent to 1,000 m<sup>2</sup> or 10,764 ft<sup>2</sup> of land per unit) even after sewer and water services are available.
2. To maintain the open space character of the south shore of the Ramsey Lake neighbourhood, waterfront lots created by severance on the South Peninsula shall have minimum road and water frontages of 30 metres (100 feet). Backshore lots created by severance shall also have road frontage of 30 metres. For plans of subdivision developed under the provisions of Comprehensive Planned Unit Development, road or water frontage requirement(s) of 30 metres may be reduced provided that the development provides significant public amenities to further the achievement of the goals and objectives of this Plan and the Ramsey Lake Community Improvement Plan. As a general principle, frontages should not be less than 23 metres (75 feet) and a minimum lot area of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>). In evaluating such proposals, the following criteria shall be considered in addition to the normal evaluation criteria applicable to Comprehensive Planned Unit Development:
  - a. that public open space be provided beyond what is normally required under parkland dedication;
  - b. that the development is sensitive to the terrain and the microecology of the area such that natural drainage courses, natural vegetation, natural features such as unique rock formations, and wildlife habitats are preserved;
  - c. that the visual quality of higher elevations of the area from the lake are preserved and enhanced; and,
  - d. that private and public open spaces are linked and integrated such that trail systems could be developed easily.
3. Comprehensive Planned Unit Development provisions shall apply only when municipal services are available for that area.."

I sincerely hope that Councillours will decide that the Official Plan needs to be respected and that they will not approve this subdivision as it is presented.

Thank you

Huguette Blanco

## clerks - Keast Proposal

**From:** Robin Bolton [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/22/2015 3:45 PM  
**Subject:** Keast Proposal

---

*This proposal is excessive, to say the least! This area does not support multiple level buildings. That is inimical to the character of this low-level single-unit housing area. This is a pipe-dream on Norm Eadie's part and I think it should be drastically scaled back - but not vetoed. Back to the drawing boards, Norm!*

Robin Bolton  
1390 South Bay Road  
P3E6H6

**clerks - regarding Keast Lake-STRONGLY OPPOSED**

**From:** john mitchell [REDACTED]  
**To:** <clerks@greatersudbury.ca>  
**Date:** 6/22/2015 3:56 PM  
**Subject:** regarding Keast Lake-STRONGLY OPPOSED

---

There is no way this development can sustain peace, tranquility and clean water in Ramsey Lake.

The City of Sudbury cannot service the EXISTING properties on the lake let alone a new development.

Service what we have first before moving toward new development.

You--the City of Sudbury--are now making the same mistakes made on Lake Nepawan.

John Mitchell  
Lakepoint Court---no sewer-no water and you want expansion?

JUN 22 2015

ET

AS

## PLANNING SERVICES

The following persons  
are opposing the major  
development being proposed  
for the end of Keast are on  
Ramsay Lake.

This Lake is a City Jewel  
& we are not in opposition of  
development, but not of this  
negotiation.

Grace M. Baker [REDACTED]

R. McNabb [REDACTED]

Do Joly [REDACTED]

[REDACTED]

Paul Lapanbani [REDACTED]

Don Levar [REDACTED]

Bonnie Pule [REDACTED]

Wendy Ferguson [REDACTED]

Mice Jadowski [REDACTED]

Agnes Byrne [REDACTED]

[REDACTED]

Nichelle Salam [REDACTED]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_