

POTENTIAL DEVELOPMENTS WITHIN ROCK TUNNEL STUDY AREA

Draft Approved Subdivisions

PREPARED BY PLANNING & DEVELOPMENT
SPRING 2005

1.	Willow Ridge Estates - Dalron	40 lots
2.	Twin Lakes Subd. - Dalron	72 lots
3.	Vytis Lands - R.M. Belanger	19 lots
4.	Merrygale Subd. - Cotesta	13 lots
5.	Mariposa Subd. - Tilton	107 lots
6.	Vintage Subd. - Dalron	159 lots
7.	Fiddler's Green - Dalron	23 lots
8.	Countryside Subd. - Dalron	94 lots
9.	Trailridge Subd. - Dalron	31 lots
10.	Moonglo Subd. - Arnel Michel	534 lots
Total single family lots		1092

Proposed Developments (final approvals not yet in place OR not yet applied for)

11.	Dalron/Perry Seniors Project (Lo-Ellen)	250 units
12.	Dalron Subd. - east of Lo-Ellen	(potential) 350 lots
13.	Dalron Seniors (St. Joseph's Vila/Bethel Lake) (By-law passed - OMB appeal anticipated)	185 units
14.	Middle Lake Developments (Draft Approval lapsed) and 6 apartment blocks	339 lots
15.	Southwinds Condos - Dalron	(proposed) 600 units
16.	Dalmar Subd. Bethel Lake - Dalron	(deemed subd.) 70 lots
Total single family lots		759
Total non single family units (apartments & condos)		1035

Zoned Projects (building permits not yet applied for)

17. Southridge Mall - zoned to permit a further 377,000 sq.ft.(over & above Zellers)
18. Remington Arms - Dalron
19. Hautamaki - Long Lake Road - approval in place for 325,000 sq.ft.

Vacant Lands Designated for Development

Residential development capacity is based on maximum density allowed under the Official Plan.

20. Hautamaki-west of Long Lake Road 16.5 ha Light Industrial/Service Commercial
Development capacity based on M1 max. coverage of 50% -
21. Hautamaki-east of Long Lake Road 18.4 ha Light Industrial/Service Commercial
22. West side of Algonquin Road 16.46 ha Light Industrial
23. West side of Algonquin Road 17.45 ha Residential
24. Remington Arms - Dalron - 21.8 ha Light Industrial X 36 units per ha = 784 units
25. North side of Regent - Dalron - 14.74 ha Light Industrial/Service Commercial
26. South side of Algonquin Road - 7.6 ha Residential X 36 units per ha = 273 units

Total non-residential - 87.9 ha (217 acres) - could accommodate 1 - 3 million square

feet of building area.
Total residential - 1057 units

Draft Approved Subdivisions

The draft approved subdivisions are currently subject to a number of conditions, as approved by Council resolution. The Planning Act allows the approval authority to amend the conditions of draft approval at any time prior to final approval being issued. The Act also allows the owner to appeal any of the conditions of draft approval to the Ontario Municipal Board. If it is the intention to amend the conditions of draft approval by adding a requirement for the payment of a levy for each building permit, legislation currently in place allows for the owner to appeal such conditions to the OMB.

If Council chooses to go in this direction, they could direct staff to amend the conditions of draft approval for all those subdivisions within the study area. Alternatively, we would bring each amendment to the Planning Committee for approval, thereby allowing each applicant the opportunity to make representation before the Committee.

Residential Units Building Permits - South End

1997	45 units	Percentage of City totals - 16.7%
1998	32 units	Percentage of City totals - 19.5%
1999	39 units	Percentage of City totals - 18.0%
2000	34 units	Percentage of City totals - 20.4%
2001	58 units	Percentage of City totals - 30.7%
2002	79 units	Percentage of City totals - 26.5%
2003	75 units	Percentage of City totals - 23.4%
2004	100 units	Percentage of City totals - 25.8%

Households within Study Area

Population - 16,111

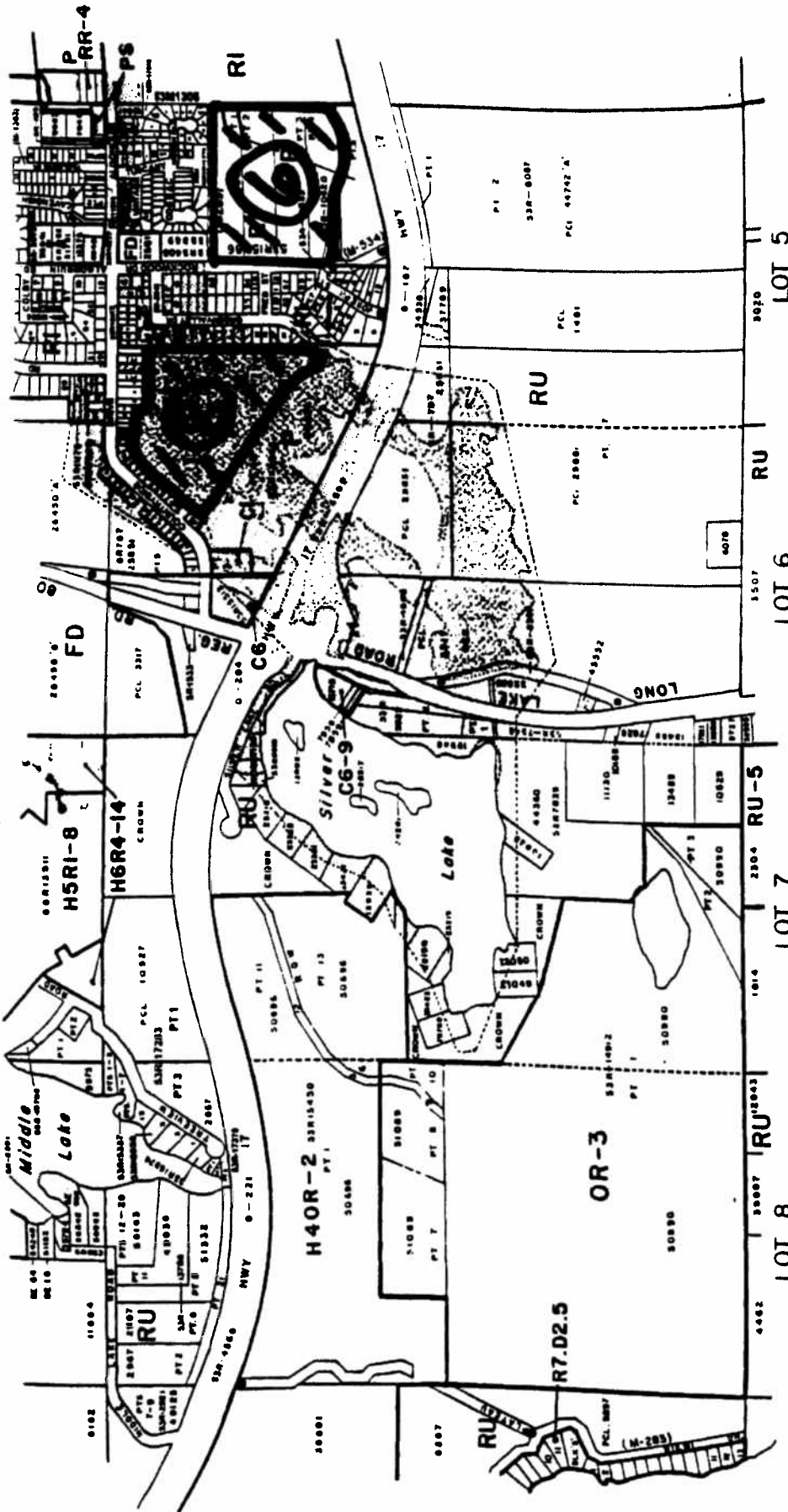
Dwelling units - 7529

Major non-residential developments anticipated within the next few years within Study Area:

Hotel - 85 rooms
Hospital expansion
WalMart - 134,000 sq.ft.
New car dealership
Major food store
Restaurants

CONCESSION 5

Adjoining Map Broder Township Map 17



Adjoining Map Broder Township Map 15
CONCESSION 5

Adjoining Map Broder Township Map 11

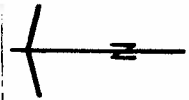
Special Zones

CI-25, C6-9, RU-5, H4OR-2
H5RI-8, H6R4-14, RR-4, OR-3

DA 1

DA 2

Amendments: By law / Date
25-222/92-12
26-172/96-05
27-182/97-07
31-124/01-03
31-231/01-03
32-272/02-08

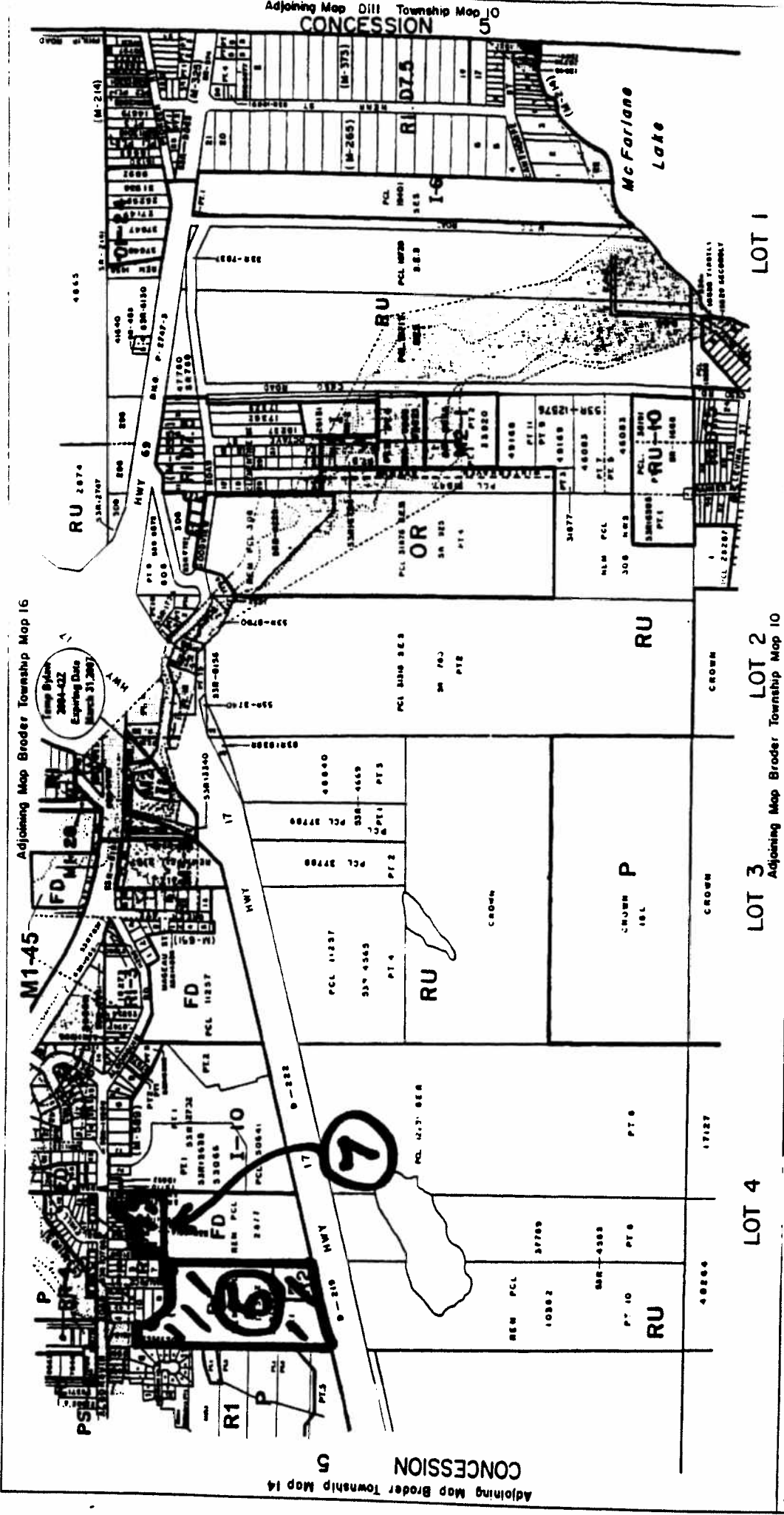


0 600
Metres

BRODER

TOWNSHIP MAP 14

Schedule 'A' - Zone Maps
Zoning By-law No. 95-500Z
Revised: 2004 - 08
Regional Municipality of Sudbury



Adjoining Map Broder Township Map 16

Temp. Bylaw
2004-022
Expiring Date
March 31, 2005

Amendments: Bylaw / Date
97-1122/97-07
98-122/00-01
94-122/04-05

Special Zones

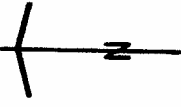
CI-24, M3-3, RI-3, MI-28
I-6, I-10, RR-4
M2-1
RU-10

DA 1
DA 2

BRODER

TOWNSHIP MAP 13

Schedule "A" - Zone Maps
Zoning By-law No. 95-500Z
Revised: 2004-05
Regional Municipality of Sudbury



0 500
Metres

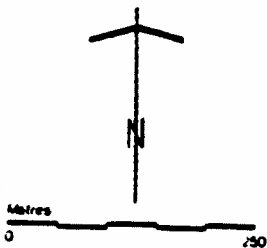
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95-1902/95-11	96-1012/96-05
96-1292/96-06	96-1322/96-08
97-732/97-03	97-0422/97-02
98-1612/98-08	99-1662/99-09
00-1832/00-10	01-2742/01-11
02-1832/02-08	04-2142/04-09

Special Zones

C1-1, C2-3, C2-5, C2-50
 C2-7, R2-3, R3-2, R5-2
 R4-15, C4-8, C3-12
 R2-13, RR.D45-5,
 R4.D94-22, R4-24,
 HI4C3.D90-15, C2-53
 C2-62, C1-30

Designated Areas

- ☐ DA 1
☐ DA 2

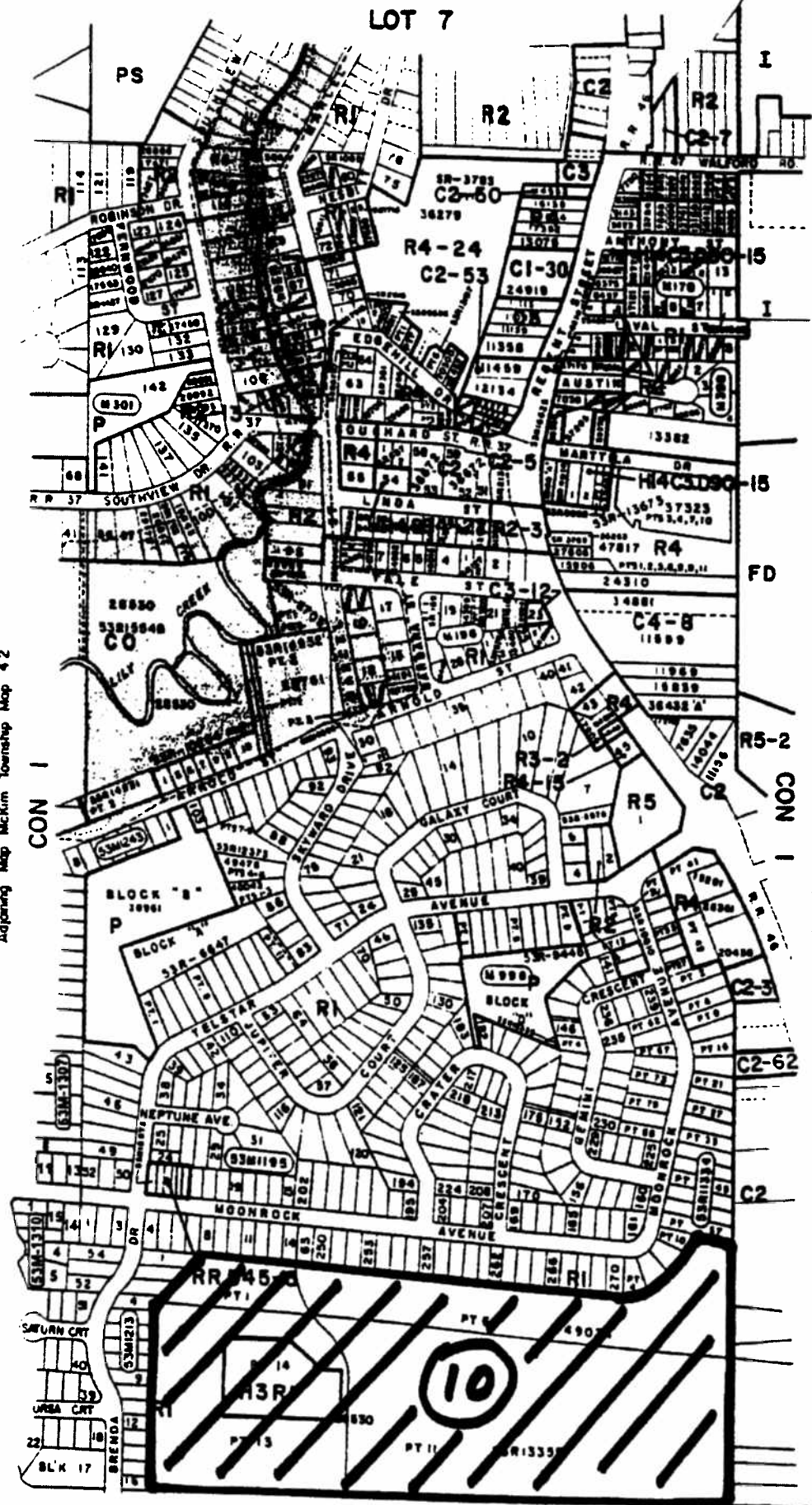


Schedule "A" - Zone Maps
 Zoning By-law No. 95-500Z
 Revised: 2004 - 03

Regional Municipality of Sudbury

**MCKIM
 TOWNSHIP MAP
 4.1**

Adjoining Map McKim Township Map 4.3



Adjoining Map McKim Township Map 3.2

LOT 7

Amendments: By-law / Date

99-209Z/99-02
03-38Z/03-03

Special Zones
M2-3

Designated Areas



DA 1



DA 2



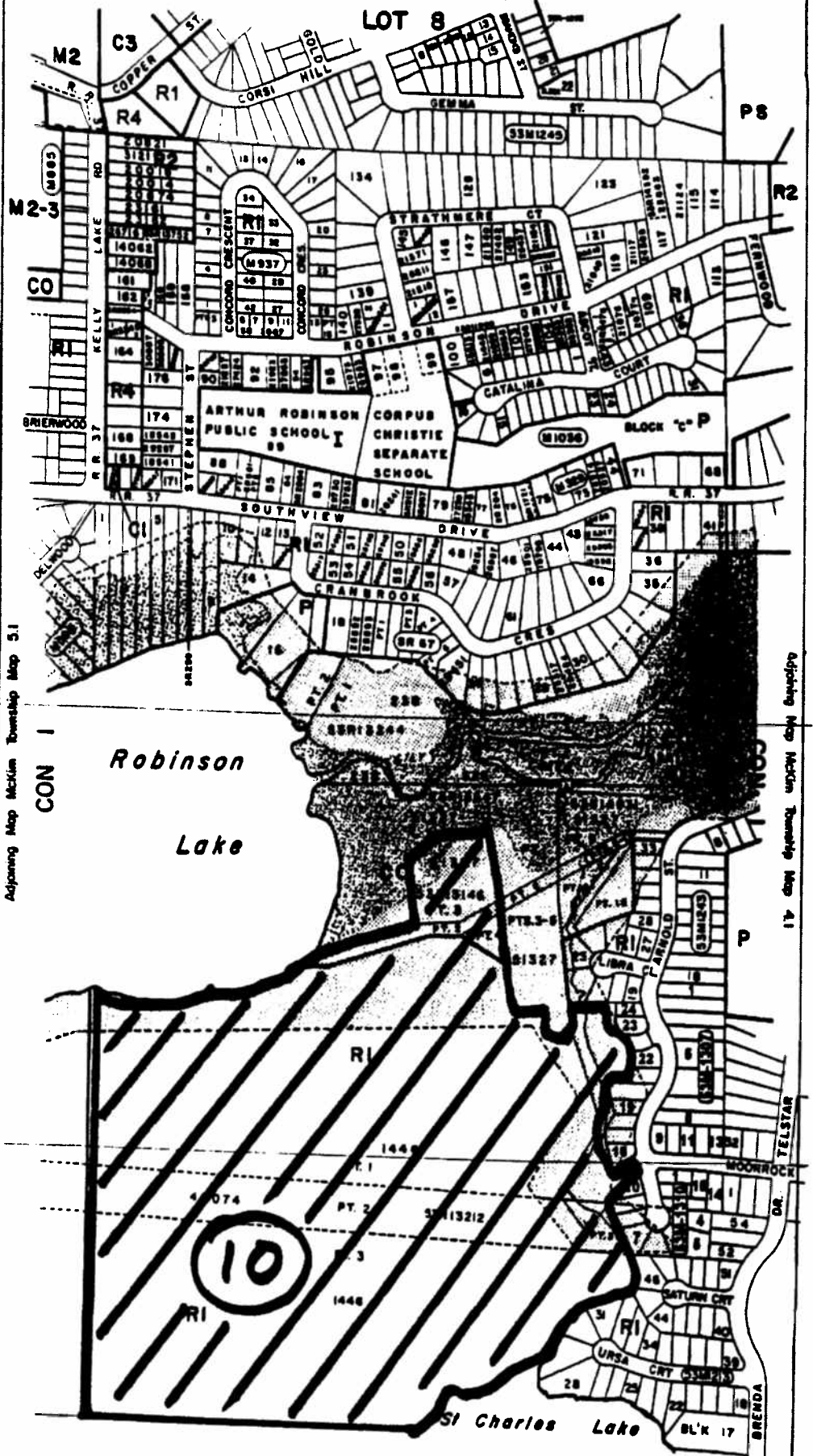
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Schedule "A" - Zone Maps
Zoning By-law No. 95-500Z
Revised: 2004 - 01

Regional Municipality of Sudbury

MCKIM
TOWNSHIP MAP
4.2

Adjoining Map McKim Township Map 4.4

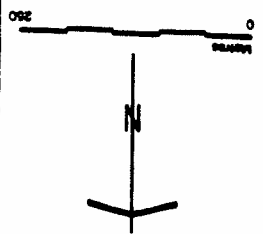


LOT 8

Adjoining Map McKim Township Map 4.1

MCKIM TOWNSHIP MAP 3.2

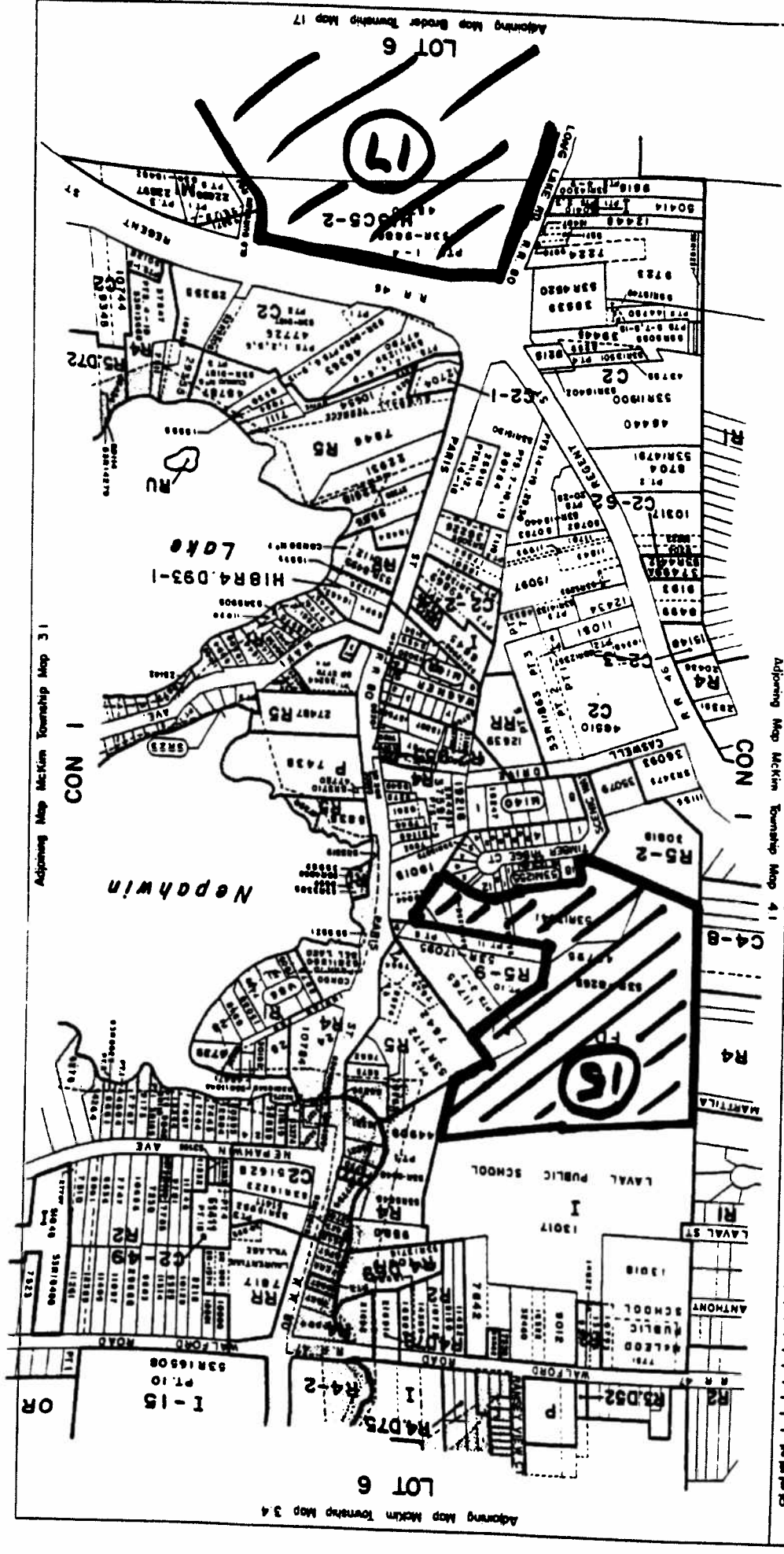
Regional Municipality of Sudbury
Zoning By-law No. 95-5002
Revised: 2004-05



Designated Areas
DA 1 ☐ DA 2 ☐

Special Zones
C2-1, C2-2, C2-3, R4-2
R5-2, R5-9, C4-8
R2-D55-14, M13C9-2
C2-49, I-15, C2-62
H18R4.093-1

Amendments	By-law / Date
96-1072/96-03	96-1072/96-03
97-992/97-05	97-992/97-05
98-1062/98-08	98-1062/98-08
99-1932/01-08	99-1932/01-08
01-2792/01-11	01-2792/01-11
02-632/02-02	02-632/02-02
02-662/02-02	02-662/02-02



Adjoining Map McKim Township Map 3.1

Adjoining Map McKim Township Map 4.1

Adjoining Map McKim Township Map 3.4

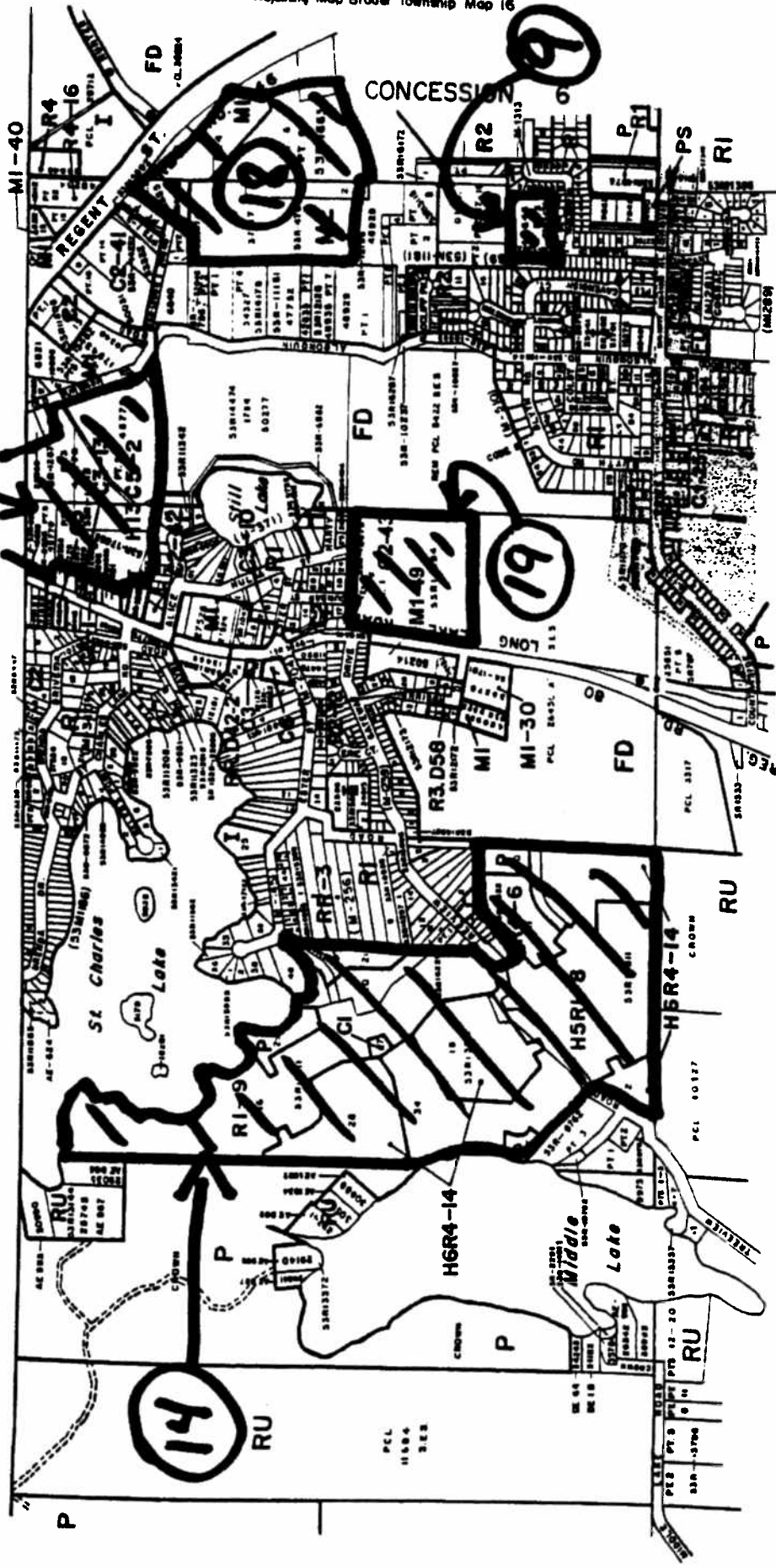
See McKim Township Map 5.1

See McKim Township Map 4.2

See McKim Township Map 4.1

See McKim Township Map 3.2

Adjoining Map McKim Township Map 3.1



Adjoining Map Broder Township Map 18

LOT 8

LOT 7

LOT 6

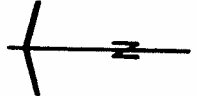
LOT 5

Amendments: By law / Date

96-142/96-01	04-25-92/04-10
96-1282/96-05	
97-1122/97-07	
96-1892/96-10	
98-292/98-02	
97-2182/97-11	
98-1212/98-07	
03-1852/03-08	
03-2822/04-05	
04-1142/04-05	

Special Zones

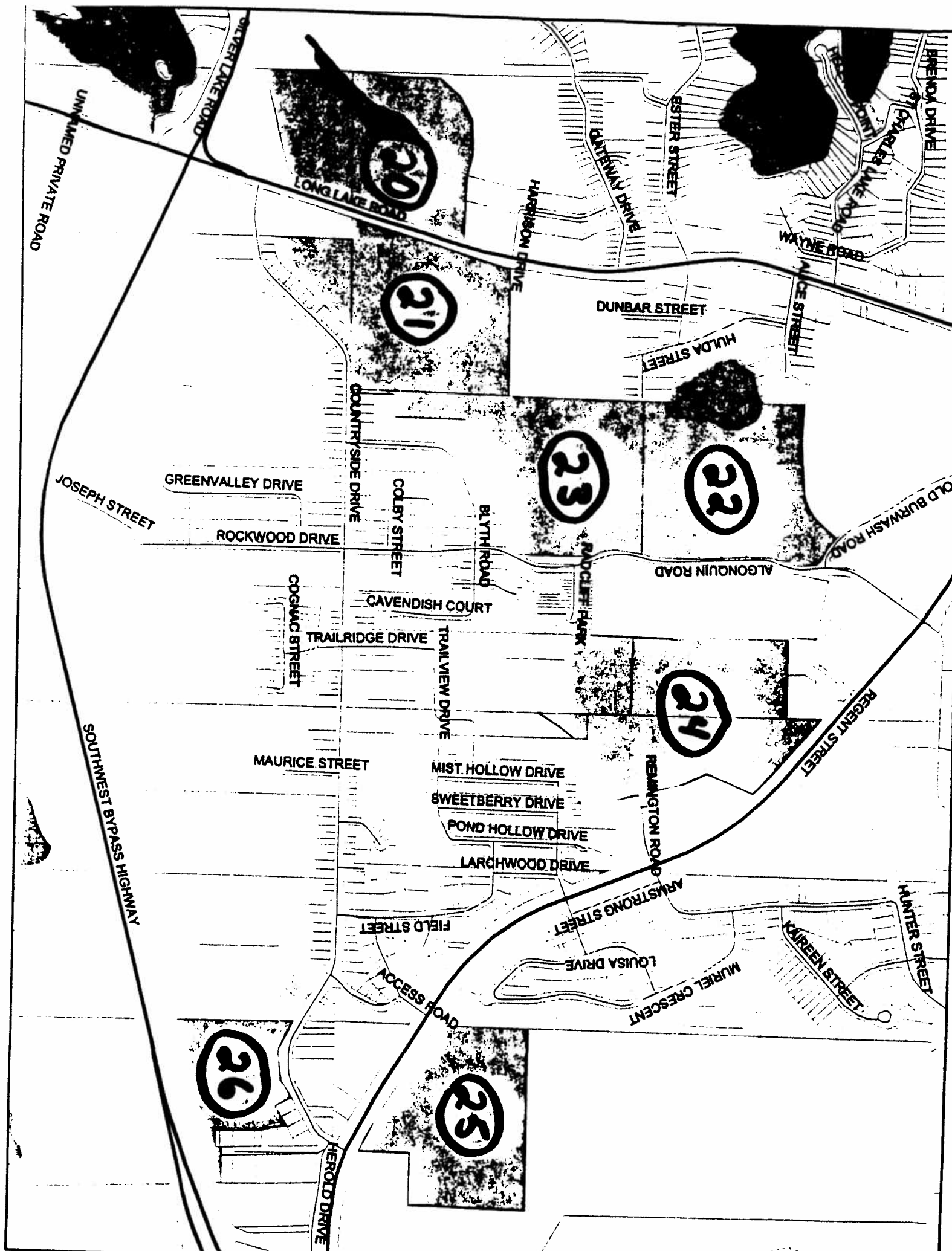
- CI-25, C2-38, C2-41, C2-42, C3-1
- C3-10, R1-9, R4-6, R4-16, RR-D42-2
- RR-3, MI-30, H5R1-8, H6R4-14
- RR-4, R2-10, C2-43, R2-12, C3-13
- DA 1 MI-49, MI-40, H13C5-2
- DA 2



0 100 200 300 400 500 600 700 800 900 1000

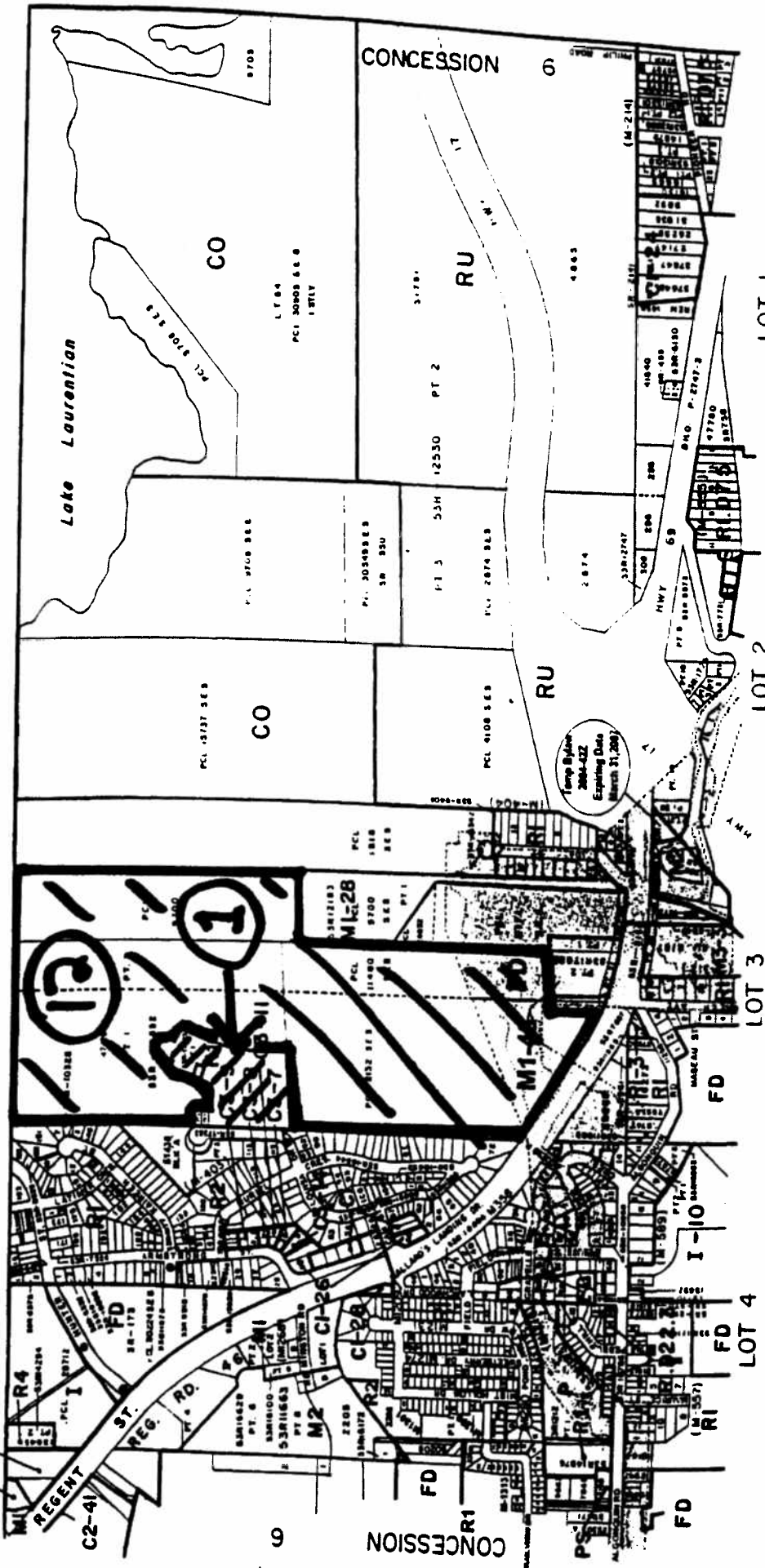
BRODER
TOWNSHIP MAP 17

Schedule "A" - Zone Maps
Zoning By-law No. 95-500Z
Revised: 2004-10
Regional Municipality of Sudbury



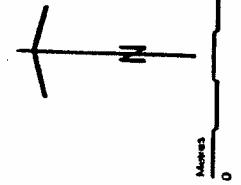
See McKim Township Map 3.1
See McKim Township Map 2.2
See McKim Township Map 2.1
See McKim Township Map 1.2
Adjoining Map McKim Township Map 1.1

MI-407 R4-16



BRODER TOWNSHIP MAP 16

Schedule 'A' - Zone Maps
Zoning By-law No. 95-500Z
Revised: 2004 - 08
Regional Municipality of Sudbury



Special Zones
C1-24, C1-26, C2-41, MI-28, RI-3
C3-7, C3-8, C3-9, CI-28, R4-16
M3-3, I-10, RR-4, C3-11, R2-10
C3-14, MI-40, M1-45

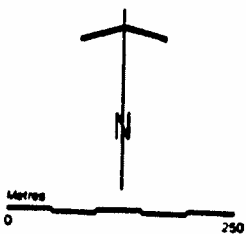
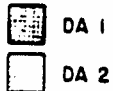
DA 1
DA 2

Amendments	By-law	Date
	95-500Z/95-03	03-18/97/03-08
	96-190Z/96-10	03-24/97/03-08
	97-70Z/97-03	03-25/97/04-05
	97-112Z/97-07	
	97-180Z/97-10	
	98-232Z/98-02	
	97-518Z/97-11	
	98-121Z/98-07	
	02-4420Z-02	
	03-118Z/03-07	

Amenments: By-law / Date
 2003-1972 / 04-06

Special Zones
 RI.DIO-12, RI.DIO-13

Designated Areas



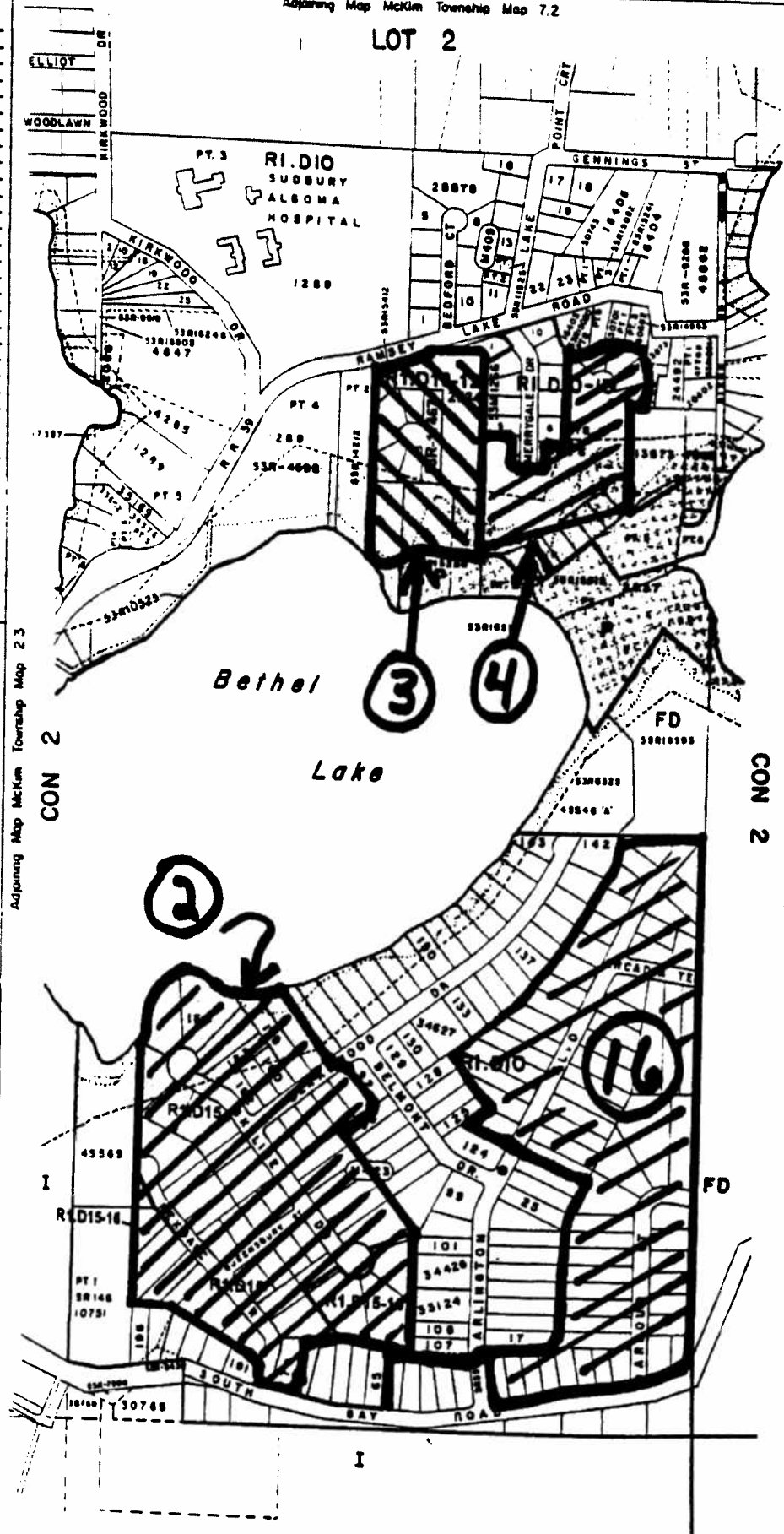
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 Revised: 2004 - 08

Regional Municipality of Sudbury

MCKIM
TOWNSHIP MAP
1.4

Adjoining Map McKim Township Map 7.2

LOT 2



Adjoining Map McKim Township Map 1.3

LOT 2

Adjoining Map McKim Township Map 1.2