

## St. Michel Street, Hanmer

Presented To:	Planning Committee
Meeting Date:	August 29, 2022
Type:	Routine Management Reports
Prepared by:	Mauro Manzon Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-7/07001

## Report Summary

This report provides a recommendation regarding a request to extend the draft plan approval for the Nature's Haven subdivision in Hanmer.

## Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for the draft plan of subdivision on lands described as PINs 73508-1251, 73508-1231 and part of PIN 73508 1217, Part of Parcel 1230 S.E.S., in Lot 11, Concession 3, Township of Capreol, City of Greater Sudbury, File 780-7/07001, as outlined in the report entitled "St. Michel Street, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 29, 2022, as follows:

a) By amending the draft plan lapsing date in Condition #11 to December 10, 2025.

b) By adding the following sentence to Condition #16:

"The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/1."

c) By replacing the reference to "Union Gas" with "Enbridge" in Condition #28;

d) By adding the following as Condition #35:

"That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development."

e) By adding the following as Condition #36:

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

## **Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)**

The request to extend the approval for a draft plan of subdivision is an operational matter under the Planning Act to which the City is responding. The proposal is consistent with the goals and objectives of the Strategic Plan by increasing the supply of new housing in a fully serviced area that is designated to accommodate future residential development.

The final phase of development is located within the settlement boundary of Hanmer and will round out and complete an existing neighbourhood plan. The proposal is contiguous with an existing built-up area and aligns with the phasing policies of the Official Plan and the 2020 Provincial Policy Statement. The application is therefore deemed to be consistent with the goal to create compact, complete communities under the Community Energy & Emissions Plan.

## **Financial Implications**

If approved, staff estimates approximately \$85,500 in taxation revenue, based on the assumption of 17 single family dwelling units at an estimated assessed value of \$375,000 per dwelling units at the 2022 property tax rates.

If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

In addition, this development would result in total development charges of approximately \$377,000 based on the assumption of 17 single family dwelling units based on the rates in effect as of this report.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (i.e., Roads, water/wastewater linear pipes, etc).

## **Report Overview**

The owner of the subject land has requested a three-year extension for the Nature's Haven draft plan of subdivision located at the northerly limit of St. Michel Street in Hanmer, which was originally approved on July 26, 2007. If approved, the new lapsing date will be December 10, 2025. Two (2) phases have been registered since 2007. There is one remaining phase of development.

No changes to the draft plan are proposed at this time. The only revisions required to the conditions of draft plan approval are considered housekeeping amendments.

## **Staff Report**

### **Background**

The subject land received initial draft approval on July 26, 2007. Since that time, two (2) phases have been registered in May 2009 (Plan 53M-1376 – 33 lots) and December 2013 (Plan 53M-1413 – 19 lots).

In April 2012, the draft plan was amended to incorporate four (4) additional lots on Street C (Timberglade Court) and also provide access to a new municipal well. There are 17 lots remaining with draft approved status.

A portion of the subject property is located within Wellhead Protection Areas A & B of the Valley East "R" Well, which is located on City-owned land east of Timberglade Court.

The owner has requested a three-year extension to December 10, 2025. Council's most recent conditions of draft approval dated October 2019 are attached for review.

### **Departmental & Agency Comments**

The following agencies and departments were asked to review the request to extend the draft plan approval and the conditions imposed by Council. Their comments are as follows:

#### Building Services

Please include the following requirement as part of Condition #16: "The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg. 406/1".

#### Conservation Sudbury (Nickel District Conservation Authority)

No concerns.

### **Summary**

#### Proposed amendments

There are no major amendments proposed at this time. The recommended updates to the draft plan conditions are considered housekeeping amendments, including a new clause that speaks to excess soils management regulations and two (2) standard conditions of approval that were inadvertently omitted (Development Charges notice agreement and Canada Post requirements).

#### Official Plan

Section 20.4.2 of the Official Plan outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

In this case, the draft plan was originally approved by Council in July 2007. Since that time, two (2) phases have proceeded to registration. There is one (1) remaining phase of development, comprising 17 lots on the northerly portion of the subject land. The draft plan conditions address the requirement to extend Street D to draft approved lands abutting to the west.

The owner is advised that the transfer of Blocks 35 and 37, Plan 53M-1376 remain outstanding. These blocks are needed to accommodate road and servicing connections to westerly lands, which are also subject to a draft plan approval.

Based on the above considerations, an extension is recommended in order to complete the plan of subdivision.

#### 2020 Provincial Policy Statement (PPS) and 2011 Growth Plan for Northern Ontario (GPNO)

Under Section 1.1.3.6 of the PPS, new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. In this case, the subject lands form part of a designated growth area. The draft plan represents a logical extension of services to accommodate residential development and is consistent with the phasing policies of the PPS.

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. Policy 4.3.2 of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario.

The application is consistent with the settlement policies of the 2020 PPS and conforms to the 2011 GPNO.

## **Conclusion**

In regards to the proximity to the Valley East “R” Well, the low density residential development will be fully serviced by municipal sewer and water, which does not constitute a potential threat under the Source Protection Plan.

Planning Services Division recommends that a 3-year extension of the draft plan of subdivision be granted subject to the conditions outlined in the Resolution section of this report.