

## Cote Boulevard, Hanmer

Presented To:	Planning Committee
Meeting Date:	February 6, 2023
Type:	Routine Management Reports
Prepared by:	Mauro Manzon Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-7/08006

## Report Summary

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

This report is prepared by Mauro Manzon, Senior Planner.

## 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 Part of PIN 73508-1102, Part of Parcel 698 S.E.S., in Lot 12, Concession 3, Township of Capreol, City of Greater Sudbury, File 780-7/08006, as outlined in the report entitled "Cote Boulevard, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on February 6, 2023 as follows:

- a) By deleting Condition #10 and replacing it with the following:

"That this draft approval shall lapse on September 30, 2025."

- b) By deleting the following paragraph from Condition #35:

"The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 10 year design storm."

## 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 proposed subdivision is located within the settlement boundary of Hanmer and will round out and complete an existing neighbourhood plan, including Nature's Haven I that abuts to the east. 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 \$438,000 in taxation revenue, based on the assumption of 85 single family dwelling units based on an estimated assessed value of \$400,000 per dwelling unit 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 would result in total development charges of approximately \$1.9 million based on assumption of the 85 single family detached dwelling units and based on the rates in effect as of the date 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 (ie. roads, water/wastewater linear pipes, etc).

## **Report Overview**

The owner of the subject lands has requested a three-year extension of the draft plan approval for subdivision File 780-7/08006 (DIN Global Investments Inc.). The draft plan comprises 85 lots for single residential use on the north side of Cote Boulevard in Hanmer. If approved, the new lapsing date will be September 30, 2025. The original draft approval date is September 30, 2008.

No major amendments to the design of the subdivision are proposed at this time. The owner is currently working towards registration of Phase 1. Staff recommend a three-year extension as requested.

## **Staff Report**

### **Background:**

The owner of the above noted property has requested a three-year draft approval extension for the proposed Nature's Haven II subdivision on the north side of Cote Boulevard in Hanmer. If approved, the new lapsing date will be September 30, 2025. The original draft approval date is September 30, 2008.

The plan is comprised of 85 lots for single residential use. The lands were rezoned in final form in February 2013. Draft plan approval was previously extended in 2011, 2014, 2017 and 2020. No phases have been registered to date.

No major amendments to the draft plan are proposed by the owner at this time. Draft plan conditions dated August 2022 are attached for review.

## **Departmental & Agency Comments:**

### Development Engineering

This subdivision was originally draft approved in September 2008. Since that time, the applicant has pursued development of the first phase of the subdivision. In August of 2022 they received approval of the subdivision design and pipework. They are currently obtaining approval of their stormwater management facility through the Ministry of Environment Conservation and Parks. Once that is obtained, they may proceed to construction of the first phase of the subdivision.

All conditions are present and in their proper form. We have no objection to the three-year extension.

### Transportation and Innovation Support

No concerns.

### Drainage Section

Original condition number 35, paragraph 2 reading:

The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 10 year design storm.

### Water/Wastewater Services

There does not appear to be any activities that would be considered a significant drinking water threat at this time. The applicant may be subject to a Section 59 Restricted Land Use Review for future planning/building applications for construction that occurs within the WHPA C of Wells E, F, Q, R.

### Building Services

No concerns.

## **Summary:**

### Proposed amendments

The owner is not proposing any major amendments to the draft plan at this time. Beyond the requested three-year extension, only one minor revision to Condition #35 is required.

### 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 to proceed 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. Staff notes that this particular draft plan approval was originally approved by Council on September 30, 2008.

The subject lands were acquired by the current owner in 2019. The new owner is working towards registration of the first phase of development as per the comments from Development Engineering. Staff have also reviewed the preliminary 53M plan, which was submitted in December 2022.

## [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. Section 2.2.1 addresses water resources. Planning authorities shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas.

In this case, the subject lands are designated Living Area 1 and form part of a designated growth area. The draft plan represents a logical extension of services to accommodate future residential development and is consistent with the phasing policies of the PPS. The proposed subdivision is fully integrated with existing development to the east and west. Concerning the Source Protection Plan, the development will be fully serviced and does not represent a threat to the municipal wellhead protection areas.

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 relevant policies of the 2020 PPS and conforms to the 2011 GPNO.

### **Conclusion:**

Planning Services 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.