

## Laura Drive, Chelmsford

|                 |   |
|-----------------|---|
| Presented To:   | Planning Committee                              |
| Meeting Date:   | September 12, 2022                              |
| Type:           | Routine Management Reports                      |
| Prepared by:    | Mauro Manzon<br>Planning Services               |
| Recommended by: | General Manager of<br>Growth and Infrastructure |
| File Number:    | 780-5/94003                                     |

## Report Summary

This report provides a recommendation regarding a request to extend the draft plan approval for the Marquis Park subdivision in Chelmsford.

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 Parcels 15910A, 29828 and 31001 S.W.S., and Part of Lot 1, Plan 53M-1277 in Lots 1 and 2, Concession 2, Township of Balfour, City of Greater Sudbury, File 780-5/94003, as outlined in the report entitled "Laura Drive, Chelmsford" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 12, 2022, as follows:

a) By amending the draft plan lapsing date in Condition #14 to November 21, 2023.

b) By deleting Condition #24;

c) By adding the following sentence to Condition #25:

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

d) By deleting Condition #27;

e) By adding the following as Condition #38:

"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."

f) By adding the following as Condition #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.”

## **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 Chelmsford 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 \$196,000 in taxation revenue, based on the assumption of 38 single family dwelling units at an estimated assessed value of \$400,000 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 \$842,000 based on the assumption of 38 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 one-year extension for the Marquis Park draft plan of subdivision located in the community of Chelmsford, which received initial draft approval on June 7, 1995. If the extension is approved, the new lapsing date will be November 21, 2023. Five (5) phases have been registered to date with one remaining phase of development.

## **Staff Report**

### **Background**

The owner of the above noted property has requested a one-year extension of the draft approval for the Marquis Park subdivision. If approved, the new lapsing date will be November 21, 2023. The original draft approval date is June 7, 1995. Five phases have been registered since the initial approval in 1995, the most

recent being Plan 53M-1412 (November 2013).

At this time, the applicant is not proposing any amendments to the draft plan. There are 38 lots remaining with draft approved status (R1-5: 17 lots; R2-2: 21 lots).

The most recent conditions dated March 2020 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:

#### Development Engineering

No comments.

#### Infrastructure Capital Planning Services

No concerns.

#### Building Services

In review of the City Council's conditions of Draft Approval dated March 2020, please include the following requirement as part of Condition #25:

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

#### Conservation Sudbury (NDCA)

No amendments are required to existing conditions.

### **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 agreement and Canada Post requirements).

Condition #24 and 27 can be deleted, as Laura Drive and the Edna Street extension have been constructed.

#### 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 owner is working towards registration of the final phase of development. There are no concerns related to a one-year extension to accommodate construction and registration.

## 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 final phase of development will complete and round out existing 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.

### Summary

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