

Willow Ridge Estates subdivision, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 12, 2023
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-6/02006

Report Summary

This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-6/02006) for a period of three years until April 23, 2026.

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder, File # 780-6/02006, in the report entitled "Willow Ridge Estates Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 12, 2023 as follows:

1. In Condition #15, by adding the following to the end:
"to the City of Greater Sudbury Engineering Standards at the time of submission".
2. By deleting Condition #31 and replacing it with the following:
"31. That this draft approval shall lapse on April 23, 2026."
3. In Conditions #34 by replacing 'applicant/owner' with "owner".
4. In Condition #48, by replacing the part of the condition which reads 'Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek Subwatershed', with the following:
"Stormwater management must follow the recommendations of the Junction Creek Subwatershed Study for the areas of the development located within Junction Creek subwatershed and the areas located within Algonquin Creek subwatershed must follow the stormwater management approach as per the direction of the General Manager of Growth and Infrastructure."

5. By adding a new Condition #50:

“50. All wetlands within 30 m of the proposed development area must be mapped by a qualified professional and development must conform to Conservation Sudbury’s wetland guidelines.”

6. By adding a new Condition #51:

“51. 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.”

7. By adding a new Condition #52:

“52. The owner shall provide proof of sufficient fire flow and maximum day pressures 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.”

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

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the housing available in this area. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$345,000 in taxation revenue, based on the assumption of 28 single family detached units based on an estimated assessed value of \$500,000 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 \$1.06 million based on assumption of 48 single family detached 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 has requested an extension to the draft plan of subdivision approval for the subject lands (File #780-6/02006) in the community of Sudbury for a period of three years until April 23, 2026. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and has no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies

and departments for comment and no concerns were identified with respect to extending the draft approval. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

Staff Report

Applicant:

Dalron Construction Ltd.

Location:

Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on April 23, 2003, and subsequently approved Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. The draft approval was most recently extended by Council on April 13, 2021, and is set to expire again on April 23, 2023.

Proposal:

The owner is requesting that the draft approval for the above noted lands be extended for a period of three years until April 23, 2026.

Background:

The City received a request from Dalron Construction Ltd. on January 6, 2023 to extend draft approval on a plan of subdivision for a period of three years on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder.

The plan of subdivision was draft approved initially on April 23, 2003, and subsequently approved by Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. None of the lots had been registered at the time of writing this report. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on April 23, 2023.

The lands are to be accessed via Louisa Drive. The lands within the plan of subdivision are designated Living Area 1 in the Official Plan. The lands are currently zoned 'R1-5', Low Density Residential One.

The draft approval is set to expire on April 23, 2023. Following the owner's request, staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 23, 2026.

Owners are advised to contact the Planning Services Division a minimum of four months prior to the lapsing date in order to facilitate the processing time associated with draft plan of subdivision approval extension requests.

Departmental & Agency Circulation:

Strategic & Environmental Planning Initiatives, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Building Services, Conservation Sudbury, Development Engineering, and Infrastructure Capital Planning Services have requested updates to the conditions as described below.

Planning Considerations:

[Official Plan](#)

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals 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.

The owner has advised that they have commenced the engineering process for construction of a phase of development. They obtained an updated Sewer and Water Capacity Analysis in April, 2021 and a Species at Risk Assessment in the fall of 2021. They continue to have regular consultant meetings to establish the best design and lot grading practices.

Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

Draft Approval Conditions

Condition #31 should be deleted entirely and replaced with a sentence referring to April 23, 2026, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Building Services has requested that Condition #10 be updated to enable the registration of a soils caution agreement, if required.

Conservation Sudbury has requested an additional condition to require all wetlands within 30 m of the proposed development area to be mapped by a qualified professional and development must conform to Conservation Sudbury's wetland guidelines.

Development Engineering has requested an update to Condition #15 to include a reference to the City's engineering design standards. They have also requested two additional standard conditions requiring certain reports be provided prior to the servicing plans for any phase of the subdivision, and another regarding confirmation of fire flows and water pressure for each phase of construction.

Infrastructure and Capital Planning Services, Drainage Section, has requested that part of Condition #48 with respect to stormwater management be updated to reflect that a portion of the area of development is within the Algonquin Creek subwatershed.

A minor housekeeping change is recommended to Condition #34 to ensure consistency when referring to the owner.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with the draft approved plan of subdivision for reference purposes.

The applicant has paid the applicable processing fee in the amount of \$2652.20. This amount is calculated as per By-law 2017-24 being the Miscellaneous Use Fees By-law.

Summary

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes, where identified, have been included in the Resolution section of this report and will now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the subject lands for a period of three years until April 23, 2026, be approved as outlined in the Resolution section of this report.