

December 6, 2022

Planning Justification Report

The report is submitted in support of the proposed residential development by Michael McDowell Holdings, off Bancroft Drive.

Historically, the site has been used for farming for many years. A change in land use was proposed first in the late 1990s. According to a draft plan of subdivision, a residential development was proposed. It called for 43 lots. The zoning allowed both R1 & R2 development.

More recently, the current owner intends to subdivide the 6.0 ha large site into only five residential lots. The significant reduction in the number of lots is predominantly due to both environmental and drainage constraints. Especially Ontario Regulation 156-06, which deals with the protection of wetland, has a profound impact on the site's development potential.

In addition, recently obtained geotechnical information emphasizes further the limitation of developable land. The prevailing soil conditions render any further development economically unfeasible.

On account of the constraints outlined above, the physical development of the site needs to be curtailed even further. Only the northeasterly part of the site, which encompasses an area of 1.5 ha – or 25% of the entire site, would be subject to a change in land use.

From a planning point of view, the site is in compliance with applicable Provincial documents. The Provincial Policy Statement (PPS) 2020, which is an amended version of the 2014 PPS, is a consolidated statement of the government's policies on land use planning. The general aim is to promote more desirable social and environmental outcomes, and to achieve an efficient use of land. Concerning the latter aim – an efficient land use – the current proposal's goal is to salvage at least 25% of the otherwise undevelopable land.

In summary, the selected excessive lot size is not seen as a loss of "future development potential". It is simply necessary due to various site constraints.

Also, the site complies with the City of Greater Sudbury planning documents, including the Official Plan land use designation and the zoning requirements. All planning issues

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were dealt with in connection with the previous application of draft plan approval. The proposed development is considered to be "infilling".

Finally, it is stated that the proposed layout meets the 30 m setback which is recommended by the Environmental Impact Study.

In conclusion, the planning status of the site allows only for severely limited residential development.

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