

6040 Municipal Road 80, Hanmer

Presented To:	Planning Committee
Meeting Date:	June 12, 2023
Type:	Public Hearing
Prepared by:	Glen Ferguson Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-7/2201 & 751-7/22-13

Report Summary

This report provides a recommendation with respect to applications to rezone a northerly portion of the subject lands to “R1-5”, Low Density Residential One and to subdivide the lands in order to facilitate the creation of 36 urban residential dwelling lots that are to be accessed from Collette Street and St. Isadore Street in the community of Hanmer.

This report is presented by Glen Ferguson, Senior Planner.

Resolutions

Resolution 1:

Resolution regarding the Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by 2576709 Ontario Ltd. to amend Zoning By-law 2010-100Z by changing the zoning classification on a middle portion of the subject lands from “FD(6)”, Future Development Special to “R1-5”, Low Density Residential One on those lands described as PINs 73503-1706 & 73503-1711, Parts 1 to 4, Plan 53R-21413, Part of Lot 1, Concession 3, Township of Hanmer, as outlined in the report entitled “6040 Municipal Road #80, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 12, 2023 subject to the following condition:

That the amending zoning by-law include a holding symbol that may only be removed from the lands once sufficient municipal sanitary sewer capacity is available in order to service the development of 36 urban residential lots.

Resolution 2:

Resolution regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury’s delegated official be directed to withdraw the previous draft plan approval issued on a southerly part of the lands and issue a new draft plan approval for a plan of subdivision on those lands described as PINs 73503-1706 & 73503-1711, Parts 1 to 4, Plan 53R-21413, Part of Lot 1, Concession 3, Township of Hanmer, as outlined in the report entitled “6040 Municipal Road #80, Hanmer”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on June 12, 2023, not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51(25) of the Planning Act, subject to the following draft approval conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73503-1706 & 73503-1711, Parts 1 to 4, Plan 53R-21413, Part of Lot 1, Concession 3, Township of Hanmer, as shown on the draft plan of subdivision plan prepared by Tulloch Geomatics Inc. and dated December 15, 2022, and signed by the owner on December 20, 2022;
2. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor;
3. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor;
4. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services;
5. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor;
6. That 5% of the cash value of the land that is included in the plan of subdivision be provided to the municipality for parks purposes in accordance with Section 51.1 of the Planning Act to the satisfaction of the Director of Leisure Services and the City Solicitor;
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor;
8. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor;
9. That the proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission and to the satisfaction of the General Manager of Growth and Infrastructure;
10. That the owner shall be required to have all stormwater management facilities constructed and approved by the municipality prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct and to the satisfaction of the General Manager of Growth and Infrastructure. The owner shall provide lands for said facilities as required by the municipality;
11. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor;
12. That this draft approval does not guarantee any allocation of municipal sewer or water capacity and that prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development;

13. The final plan shall be integrated with the City of Greater Sudbury Control Network (CGSCN) to the satisfaction of the Manager of GIS Operations. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two nearby CGSCN monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final subdivision plan in content, form and format and properly geo-referenced;
14. That final approval for subdivision registration may be issued in phases to the satisfaction of the Director of Planning Services provided that:
 - a) Phasing is proposed in an orderly progression having consideration for such matters as the timing of road improvements, infrastructure and other essential services; and,
 - b) All agencies and departments agree to phased registration(s) and provide clearances where and if required for each phase. The required agency and department clearances may also further relate to lands not located within the phase sought to be registered.
15. That the owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner;
16. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner;
17. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in any previous phase(s) of the plan that have been registered and/or have made arrangements for their completion prior to registering a new phase of the plan all to the satisfaction of the General Manager of Growth and Infrastructure;
18. That in accordance with Section 59(4) of the Development Charges Act a notice 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 and to the satisfaction of the City Solicitor;
19. That as part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services;
20. That the owner shall provide to the municipality as part of the submission of servicing plans a siltation control plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. The siltation control plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The measures required in the siltation control plan shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly then no further work shall occur until the sediment and/or erosion problem is addressed;

21. That prior to the submission of servicing plans, the owner shall provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario to the satisfaction of the General Manager of Growth and Infrastructure. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report should also include design information and recommend construction procedures for storm and sanitary sewers, watermains, roads, the mass filling of land, surface drainage works including storm erosion control, slope stability and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management. If required, a soils caution agreement shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement;
22. That during the subdivision agreement registration process and based on anticipated quantities of removal of rock through blasting the following draft approval conditions are imposed:
- a) That the owner provides a geotechnical report outlining how work related to blasting shall be undertaken safely in order to protect adjoining structures and other infrastructure to the satisfaction of the Chief Building Official. The geotechnical report shall be prepared by a qualified blasting consultant defined as a professional engineer licensed in the Province of Ontario having a minimum of five-years experience related to blasting;
 - b) That the blasting consultant shall be retained by the owner and shall be independent of the contractor and any sub-contractor that is performing blasting work. The blasting consultant shall be required to complete specified vibration monitoring that is recommended in the geotechnical report and provide a report detailing recorded vibration levels to the satisfaction of the Chief Building Official. Copies of the recorded ground vibration documents shall be provided to the contractor and any sub-contractor administration weekly or upon request;
 - c) That the geotechnical report provide recommendations and specifications to the satisfaction of the Chief Building Official on the following as a minimum, but not necessarily limited to:
 - a. Pre-blast survey of surface structures and infrastructure within the affected area;
 - b. Trial blast activities;
 - c. Procedures during blasting;
 - d. Procedures for addressing blasting and damage complaints;
 - e. Blast notification mechanism(s) for adjacent residences; and,
 - f. Structural stability of exposed rock faces.
 - d) That the geotechnical report shall be submitted to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock from the lands via blasting. Should the owner's construction schedule require the commencement of blasting and rock removal prior to the subdivision agreement having been signed, the owner is advised that a site alteration permit shall be required under the City of Greater Sudbury's Bylaw 2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance;

23. That owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans to the satisfaction of the General Manager of Growth and Infrastructure. The lot grading plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The lot grading plan must also show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties;
24. That the owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the satisfaction of the Director of Planning Services and prior to or concurrently with the submission of servicing plans for the first phase of the subdivision;
25. That a storm-water management report and associated plans be submitted by the owner's engineering consultant for approval by the municipality and to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management report must address the following requirements:
 - a) That the underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow which is the rainfall runoff resulting from the subject site and any external tributary areas using the City's two-year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a two-year design storm. Any resulting post-development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
 - b) That the overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow which is the rainfall runoff resulting from the subject site and any external tributary areas using the greater of the City's 100-year design storm or Regional storm event without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from the greater of the 100-year design storm or Regional storm event;
 - c) That a hierarchical approach to storm-water management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury;
 - d) That the "enhanced" level must be used for the design of storm-water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
 - e) That storm-water management must follow the recommendations of the Whitson River Sub-Watershed Study;
 - f) That the drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated within any storm-water management plan;
 - g) That the final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
 - h) That minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
 - i) That existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

26. That the owner shall be responsible for the design and construction of any required storm-water management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development to the satisfaction of the City Solicitor; and,
27. That this draft approval shall lapse three years from the date on which draft approval is issued.

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

The applications to amend the City's Zoning By-law and issue draft approval for a Plan of Subdivision are operational matters under the Planning Act to which the City is responding.

The development proposal will further diversify and expand upon the availability of affordable and attainable housing options in this part of the City and is therefore consistent with Goal #5 - Housing of the City's Strategic Plan.

As a form of residential intensification situated within an existing built-up urban area in the community of Hanmer, the development proposal aligns with the recommendations of the CEEP.

Financial Implications

If approved, staff estimates approximately \$185,000 in taxation revenue, based on the assumption of 36 single detached residential 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.

The amount of development charges will be based on the final review of the property by Building Services department.

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:

This report reviews applications for Zoning By-law Amendment and a Plan of Subdivision that seeks to change the zoning classification of the subject lands from "FD(6)", Future Development Special to "R1-5", Low Density Residential One and to subdivide the lands in order to permit the creation of 36 urban residential lots that are to be accessed from Collette Street and St. Isadore Street in the community of Hanmer. There is a southerly portion of the subject lands at St. Isidore Street that is already zoned "R1-5" and said southerly portion also form an active draft plan of subdivision approval. The current development proposal would have the effect of extending the "R1-5" Zone northward to the south side of Collette Street and the existing draft plan of subdivision approval would be extended northward in order to encompass all those lands between St. Isidore Street and the south side of Collette Street.

Staff is satisfied that the development proposal conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the development proposal conforms to and does not conflict with the Growth Plan for Northern Ontario. Staff is therefore generally supportive of the development proposal to rezone the lands as well as the issuance of appropriate draft plan approval conditions related to the subdivision component that would be required in order to properly facilitate construction of an urban residential subdivision on the subject lands.

The Planning Services Division is recommending that the applications to amend the City's Zoning By-law and issue draft plan approval on a Plan of Subdivision on the subject lands be approved in accordance with the Resolution section of this report.

STAFF REPORT

PROPOSAL:

The applications for Zoning By-law Amendment and to draft approve a Plan of Subdivision is intended to permit low-density urban residential land uses (i.e. single-detached dwellings) and to subdivide the lands in order to facilitate the creation of 36 urban residential lots that are to be accessed from Collette Street and St. Isidore Street in the community of Hanmer. The proposed urban residential subdivision would be situated to the north of Municipal Road #80. In order to accommodate low-density urban residential land uses, the proposed rezoning would change the zoning classification on a northerly portion of the subject lands from "FD(6)", Future Development Special to "R1-5", Low Density Residential One. There is a southerly portion of the subject lands at St. Isidore Street that is already zoned "R1-5" and said southerly portion also form an active draft plan of subdivision approval (Files # 751-7/16-3 & 780-7/17004). The current development proposal would have the effect of extending the "R1-5" Zone northward to the south side of Collette Street and the existing draft plan of subdivision approval would be extended northward in order to encompass all those lands between St. Isidore Street and the south side of Collette Street.

The owner's agent submitted an application for pre-consultation that was considered by the Sudbury Planning Application Review Team (SPART) on February 9, 2022 (File # PC2022-009). The owner's agent was later provided with a Pre-Consultation Understanding Agreement (PCUA) from staff via email on February 11, 2022, following the SPART Meeting and the owner's agent has since returned their PCUA to the Planning Services Division. The owner's agent has subsequently now submitted Zoning By-law Amendment and a Plan of Subdivision application for consideration by the City's Planning Committee and Council.

The rezoning and plan of subdivision applications were submitted to the City on December 22, 2022, and initially deemed to be incomplete applications on January 18, 2023. The applications were later deemed to be complete on February 15, 2023, following the submission of additional materials, as well as resolving whether certain items could be more appropriately provided later should future phases to the subdivision be pursued. The applications included the submission of a draft plan of subdivision, a municipal water and sanitary sewer capacity analysis request, and an application for a Restricted Land Use Review – Section 59 Notice under the [City's Source Water Protection Plan](#) were submitted in support of the request to rezone the subject lands. Details with respect to the owner's public consultation strategy ahead of a public hearing at the Planning Committee was also provided.

Existing Zoning: "FD(6)", Future Development Special

The "FD(6)" Zone is a site-specific zone which permits a maximum of one single-detached dwelling on the subject lands. The "FD(6)" Zone also further designates the lands as a site plan control area pursuant under Section 41 of the Planning Act in order to ensure that future development potential of the larger surrounding area is not compromised should one single-detached dwelling be constructed on the lands. The standard "FD" Zone is otherwise applicable to the lands. Those development standards that are applicable to a single-detached dwelling within the "FD(6)" Zone can be found under Section 10.3, Table 10.3 – Standards for All Other Zones of the City's Zoning By-law.

Requested Zoning: “R1-5”, Low Density Residential One

The proposed rezoning to “R1-5” would permit the development of an urban residential subdivision containing a total of 36 low-density residential lots (i.e. single-detached dwelling lots). Those uses permitted within the “R1-5” Zone can be found under Section 6.2, Table 6.1 – Permitted Uses of the City’s Zoning By-law. Those development standards that are applicable within the “R1-5” Zone can be found under Section 6.3, Table 6.2 - Standards for the Low Density Residential One Zone of the City’s Zoning By-law. No further site-specific relief is being requested.

Location and Site Description:

The subject lands are located to the north of Municipal Road #80 and to the east of Francis Street and to the west of Collette Street, Gabrielle Street and St. Isidore Street in the community of Hanmer. The lands have a total lot area of 13.14 ha (32.48 acres) and are bounded on three sides by 0.3 m (0.98 ft) reserves described legally as being Blocks “F” and “G” on Registered Plan M-454 (i.e. Colette Street & St. Isidore) and Block “18” on Registered Plan 53M-1406 (i.e. Francis Street). The lands have a lot depth measuring approximately 885 m (2,903.54 ft) spanning from its southerly extent at St. Isidore Street to a point measuring approximately 417 m (1,368.11 ft) to the north of Colette Street. The lands are well-vegetated and contain several trails. The lands are otherwise presently vacant. The proposed subdivision would be accessed from both Colette Street and St. Isidore Street.

Surrounding Land Uses:

- North: Rural residential uses with predominant built-form being single-detached dwellings having frontage on Gravel Drive, Pine Grove Mobile Home Park, and Valley East Cemetery.
- East: Low density residential dwellings with the pre-dominant built-form being single-detached dwellings having frontage on Gabrielle Street, Margaret Street and Lafontaine Street, Ecole Secondaire Hanmer, and Notre Dame Avenue.
- South: Municipal Road #80, low density residential dwellings with the pre-dominant built-form being single-detached dwellings situated to the south of the Municipal Road #80, and two medium density residential buildings (i.e. 105 Maurice Street & 155 Lapointe Street).
- West: Medium density residential land uses (i.e. row dwellings) accessed from Martha Street, low density residential land uses with the pre-dominant built-form being single-detached dwellings, Katmic Playground Park, and Francis Street.

The existing zoning and location map are attached to this report and together indicate the location of the lands subject to the Zoning By-law Amendment and draft approval of a Plan of Subdivision request, as well as the applicable zoning on other parcels of land in the immediate area.

Aerial photography attached to this report depicts the subject lands including an overlay of the proposed draft plan of subdivision that would extend St. Isidore Street to the west and then northward to the south side of Collette Street. The aerial photography also depicts the low-density urban residential lands uses present on both side of the subject lands as well as the opportunity that exists in the future to connect existing Francis Street to Collette Street.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 122 m (400 ft) of the subject lands on February 15, 2023. The statutory Notice of Public Hearing was provided by newspaper along with a courtesy mail-out circulated to nearby landowners and tenants located within 122 m (400 ft) of the subject lands dated May 25, 2023.

The owner's agent was also advised of the City's policy recommending that applicants consult with their neighbours, ward councilor and key stakeholders to inform area residents of the application prior to the public hearing. The owner's agent indicated on their application forms that they would not be engaging in any public consultation with nearby residents, ward councilor and/or key stakeholders prior to the statutory public hearing at the City's Planning Committee.

At the time of writing this report, no phone calls with respect to the development proposal have been received by the Planning Services Division. Staff did receive one letter via email from a nearby resident that has requested that they be provided with a copy of the decision rendered by the City's Planning Committee and Council.

POLICY AND REGULATORY FRAMEWORK:

The subject lands are subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision and site plans.

2020 Provincial Policy Statement:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the 2020 PPS. The following PPS policies are pertinent to the applications for Zoning By-law Amendment and Plan of Subdivision:

1. With respect to Settlement Area policies, Section 1.1.3.1 outlines that settlement areas shall be the focus of growth and development;
2. Section 1.1.3.2 outlines that land use patterns within settlement areas shall have a mix of densities and land uses that efficiently uses land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, are supportive of active transportation, are transit-supportive where transit is planned, exists or may be developed, and are freight-supportive;
3. Section 1.1.3.6 outlines that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities; and,
4. With respect to Housing policies, Section 1.4.3 outlines that municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by:
 - a. Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - b. Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Growth Plan for Northern Ontario:

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and are satisfied that the applications for Zoning By-law Amendment and Plan of Subdivision conforms to and does not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury:

The subject lands are designated Living Area 1 in the Official Plan for the City of Greater Sudbury.

Section 2.3.2 notes that the subject lands are within an identified Settlement Area but situated outside of the City's Built Boundary as delineated in [Schedule 3 – Settlement Area and Built Boundary](#). Settlement Area land use patterns are to be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Intensification and development within the Built Boundary is to be encouraged, while development outside of the Built Boundary may be considered in accordance with the policies of the Official Plan.

The Living Area 1 land use designation includes residential areas that are fully serviced by municipal water and sewer and are to be the primary focus of residential development. Living Area 1 is seen as areas that are of primary focus for residential development given the desire to utilize existing sewer and water capacity and reduce the impacts of un-serviced rural development. New residential development must be compatible with the existing physical character of established neighborhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties in the City's Zoning By-law.

Section 3.2.1 of the Official Plan outlines that the Living Area 1 designation permits low density residential uses up to a maximum density of 36 units per hectare, medium density residential uses up to a maximum density of 90 units per hectare and high density residential uses up to a maximum density of 150 units per hectare. Medium density housing should be located in close proximity to Arterial Roads, public transit, main employment and commercial areas, open space areas and community/recreational services. Medium density development is to be located where adequate servicing capacities exist along with a road system that can accommodate the growth. High density residential development is only permitted in the community of Sudbury.

Section 3.2.1(6) of the City's Official Plan established criteria to be considered when assessing a request to rezone lands within the Living Area 1 land use designation. These criteria are as follows:

1. That the site is suitable in terms of size and shape to accommodate the proposed density and building form;
2. That the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
3. That adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
4. That the impact of traffic on local streets is minimal.

Section 3.2.2 of the City's Official Plan establishes phasing policies within the Living Area 1 land use designation that are intended to ensure that land is used efficiently and that desirable land use patterns are achieved. Specifically, the following phasing policies are applicable to the development proposal:

1. That new development occurs adjacent to existing built-up urban areas. Emphasis will be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities;
2. That where expansion onto vacant undeveloped lands is proposed the following phasing policies will be considered at the time of reviewing a development proposal:
 - a. That the intensification target identified in Section 2.3.3 of the City's Official Plan is being achieved;
 - b. That the proposed development represents a contiguous expansion within the Living Area 1 land use designation;
 - c. That the proposed development represents a logical utilization of existing infrastructure and public service facilities;
 - d. That the proposed development completes or rounds out existing neighbourhood plans with respect to infrastructure matters such as road connections and waterline looping, and public service facilities such as schools and recreation facilities; and,
 - e. That the area is experiencing growth pressure as evidenced by adjoining development, and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium.

Zoning By-law 2010-100Z:

The owners are requesting that the subject lands be rezoned to "R1-5", Low Density Residential One in order to permit the development of a subdivision containing 36 urban residential dwelling units that are to be accessed from both Collette Street and St. Isadore Street. As noted previously in this report, no site-specific relief from any general provisions, parking and loading provisions, or development standards in the standard "R1-5" Zone are being requested by the owner's agent. Staff further notes that no site-specific relief has been identified by agencies and departments through their review of the rezoning application and the details of such are discussed later in this report.

Department/Agency Review:

The applications including relevant accompanying materials was circulated to all appropriate commenting agencies and departments. Responses that were received from agencies and departments have been used to assist in evaluating the applications and to inform and identify appropriate development standards in an amending zoning by-law and conditions of draft subdivision plan approval should the applications be approved.

During the review of the development proposal, comments provided by circulated agencies and departments included the following:

Active Transportation, Fire Services, Operations, Roads, Strategic & Environmental Planning, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Bell Canada, Conseil scolaire catholique Nouvelon, Conseil Scolaire District du Grand Nord de l'Ontario, Eastlink, Hydro One, Ontario Power Generation, Rainbow District School Board, Sudbury Catholic School Board, Sudbury Student Services Consortium were each circulated the applications and did not respond with any comments or concerns with respect to the development proposal and their respective areas of interest.

Building Services has no concerns with respect to the rezoning application. Building Services has requested that standard draft approval conditions be imposed as it relates to the provision of a soils report and a geotechnical report in order to ensure amongst other matters that soils and groundwater conditions can support the development proposal and that any blasting is conducted in an appropriate manner.

Canada Post has advised that the proposed subdivision will receive mail delivery service(s) via the provision of centralized Community Mail-Boxes (CMB's). Canada Post has further advised that three CMB facilities will need to be installed and preferably located at the side of Lot #16. Those comments received from Canada Post are attached to this report for the reference purposes and for the owner's information.

Enbridge Gas has advised that there are gas lines running within the area which may or may not be affected by the proposed subdivision. Should the development proposal impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. The owner is advised that any gas service relocation that is required due to construction of the proposed subdivision would be at the cost of the owner. Enbridge Gas also notes that should future gas service be required in order to service the subdivision a request for gas service needs to be submitted to their Attachment Centre which can be accessed by telephone at 1-866-772-1045.

Development Engineering advises the proposed municipal gravity sanitary system for this subdivision will discharge to the existing 200 mm (7.87 in) sanitary sewer infrastructure on St. Isidore Street and must be extended from the existing maintenance chamber to service the proposed subdivision. It is also noted that the sewage lift station (i.e. Spruce Street Lift Station) downstream of the development proposal does not currently have the municipal sanitary sewer capacity to service the proposed urban residential lots. It is further noted that there are also sections of the municipal sanitary sewer infrastructure downstream of the development that surcharge. Development Engineering would recommend that based on the above information that a holding symbol be placed on the development of the subdivision until such time as the downstream lift station and sanitary sewer pipe capacities are obtained.

Development Engineering has further comments on the development proposal as follows:

1. The development proposal will require a municipal watermain connection to the 150 mm (5.91 in) diameter watermain located within the road allowance of St. Isidore Street and to the 250 mm (7.87 in) diameter watermain within the road allowance of Collette Street. It is also noted that a fire flow analysis indicates that the subdivision lands meet the required pressures and fire flows within this proposed subdivision;
2. As a condition of approval, the owner shall be responsible for preparing a stormwater management report prepared to assess how the quality and quantity of stormwater will be managed for the subdivision development in addition to those flows generated from upstream lands. The stormwater management report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for both the 1 in 5 year, 1 in 100 year and regional-storm events. The owner shall also be required to submit a comprehensive drainage plan of the subject lands and any upstream areas draining through the proposed subdivision. These requirements may be exceeded if requested by the City's Drainage Section;
3. All roadways within the proposed subdivision are to be built to municipal urban standards including mountable curb and gutter design. The City's Official Plan shall be taken into consideration when designing the location of the proposed road network within the proposed subdivision;
4. The following draft plan conditions are also recommended by Development Engineering:
 - a. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans to the satisfaction of the General Manager of Growth and Infrastructure. The lot grading plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The lot grading plan must also show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties;
 - b. The owner shall be responsible for having a stormwater management report prepared to assess how the quality and quantity of storm water will be managed for the subdivision development, in addition to the flows generated from upstream lands to the satisfaction of the General Manager of Growth and Infrastructure. The stormwater management report shall establish how the quantity of stormwater generated within the subdivision will be controlled to pre-development levels for both the 1:5, 1:100 and regional storm events.

The owner shall be required to submit a comprehensive drainage plan of the subject lands as well as any upstream areas draining through the subdivision;

- c. The owner shall be required to have all stormwater management facilities constructed and approved by the municipality prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct and to the satisfaction of the General Manager of Growth and Infrastructure. The owner shall provide lands for said facilities as required by the municipality;
- d. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission and to the satisfaction of the General Manager of Growth and Infrastructure;
- e. Prior to the submission of servicing plans, the owner shall to the satisfaction of the Director of Planning Services provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed subdivision. The geotechnical report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services;
- f. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the subdivision agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services;
- g. All streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner and to the satisfaction of the Director of Planning Services;
- h. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m all to the satisfaction of the General Manager of Growth and Infrastructure;
- i. The owner shall provide a utilities servicing plan showing the location of all utilities including but not necessarily limited to municipal infrastructure services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase;
- j. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the Director of Planning Services. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner;
- k. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the Director of Planning Services. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner;
- l. That any draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.
- m. The owner shall provide to the City as part of the submission of servicing plans a siltation control plan detailing the location and types of sediment and erosion control measures to be

implemented during the construction of each phase of the project. The siltation control plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The measures required in the siltation control plan shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly then no further work shall occur until the sediment and/or erosion problem is addressed;

- n. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the satisfaction of the Director of Planning Services and prior to or concurrently with the submission of servicing plans for the first phase of the subdivision;
- o. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - i. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
 - ii. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- p. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the subdivision plan to the satisfaction of the General Manager of Growth and Infrastructure.

The City's Drainage Section has no concerns with respect to the rezoning application but have requested that standard municipal requirements as it relates to storm-water management be included as draft approval conditions should the subdivision application be approved. The standard conditions have been included in the Resolution section of this planning report.

Leisure Services has advised that the proposed subdivision would be serviced by existing playgrounds in the neighbourhood (e.g. Lion's Playground & Katmic Playground). Both playgrounds are well within the established 800 m (2,624.67 ft) service radius for playgrounds as outlined in the City's [Parks, Open Space and Leisure Master Plan](#). Leisure Services has further noted that there are no parkland gaps for this area identified in the [Final Report of the Green Space Advisory Panel](#). Leisure Services has therefore advised that a draft approval condition requiring cash-in-lieu of parkland would be most appropriate as no physical dedication of parkland is required in order to properly service the development proposal.

Transportation and Innovation have noted that a Traffic Impact Study (TIS) was not required for the current development proposal given that larger road network connections are not contemplated at this time. The owner is advised however that any future applications on the balance of the subject lands will require that a TIS be prepared given the larger road network connectivity that will be required in order to complete this part of the local community in Hanmer. The required TIS must include and properly consider the impacts of the current subdivision that is being proposed on surrounding local streets. Transportation and Innovation are also requesting that a draft approval condition be imposed requiring that the north-south road depicted on the proposed draft plan of subdivision intersect at a 90-degree angle with Colette Street.

Water/Wastewater has noted that the lands are within a Wellhead Protection Area (WHPA) "C" having a Vulnerability Score of 8 and under Section 4.42.2 of the City's Zoning By-law there are certain land uses that are prohibited (e.g. automotive body shop, chemical manufacturing, etc.). The proposed land use however is that of an urban residential subdivision which is not prohibited under Section 4.42.2 of the City's Zoning By-law. Water/Wastewater therefore further advises that no activity or activities engaged in or proposed to be engaged in on the subject lands (i.e. 6040 Municipal Road #80) are considered to be significant drinking water threats at this time.

The owner is advised that they may undertake the activity or activities described in the rezoning application and proceed to apply for a building permit or any further planning approvals as they are neither prohibited nor restricted for the purpose of Part IV of the [Clean Water Act](#).

PLANNING ANALYSIS:

The 2020 PPS, the 2011 Growth Plan, and the City of Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the applications with respect to the applicable policies, including issues raised through agency and department circulation.

The proposed rezoning is consistent with the PPS for the following reasons:

1. The community of Hanmer is an identified settlement area in the City's Official Plan. The development proposal would facilitate the creation of 36 urban residential lots accessed from St. Isidore Street and Collette Street. Staff is of the opinion that the development proposal should be promoted and is considered to be good land use planning within a settlement area;
2. The development proposal will contribute positively to improving the mix of residential densities and land uses that would be permitted on lands within an identified settlement that can access and utilize existing and/or planned urban municipal infrastructure. The development proposal does not involve the unjustified and/or uneconomical expansion of existing municipal infrastructure services available from St. Isidore Street and/or Collette Street. Staff notes however that it has been noted by Development Engineering that a hold on development will be necessary until sufficient capacity is established within the municipal sanitary sewer infrastructure that will service the lands. Staff do not anticipate any major negative impacts would be generated from an air quality, climate change or energy efficient perspective should the development be permitted. The lands also have good access to the GOVA public transportation network along Municipal Road #80 and Notre Dame Avenue (i.e. Route #105 – Valley-Blezard/Capreol) which gives direct access to the Hanmer Mall Transit Hub. Staff notes that Route #105 can be accessed approximately 400 m (1,312.34 ft) to the east along Notre Dame or to the south along Municipal Road #80. Active transportation options are also available in the area and it is expected that the proposed subdivision will eventually provide an important connection between Francis Street to the west and Collette Street to the east. There are also a number of public open spaces (e.g. Katmic Playground, Lion's Playground, etc.) and community facilities (e.g. Centennial Arena, Valley East Lions Club, etc.) that can be accessed via active transportation modes from the proposed subdivision. Staff is of the opinion that the proposed rezoning and draft plan of subdivision will result in a good and contextually appropriate urban residential use of the lands from a good land use planning perspective;
3. The development proposal is immediately abutting existing urban residential development and would therefore facilitate a contiguous expansion of the existing built-up area that exists on the north side of Municipal Road #80 between Francis Street to the west and St. Isidore Street and Collette Street to the east. Staff is satisfied that the lands immediately abut existing urban residential development, and the proposed land use and subdivision of land would allow for the efficient use of land, infrastructure and public service facilities in the area;
4. With respect to Housing policies, staff notes that the development proposal would provide additional housing options in the community of Hanmer that can reasonably be expected to meet the needs of current and future residents. Staff is of the opinion that the development proposal does not detract from the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities. Staff would further note that the City's Official Plan directs this form of new urban residential development to settlement areas where appropriate levels of infrastructure and public service facilities are or will be available in order to support current and future needs of residents living in Hanmer.

With respect to the City's Official Plan, staff in general have no concerns with respect to the proposed rezoning conforming to the applicable policies in the Official Plan for the City of Greater Sudbury. Those policies relevant to the development proposal that would permit the development of a plan of subdivision containing 36 low-density urban residential lots are discussed below.

With respect to general Living Area 1 policies in the Official Plan that are applicable to the subject lands, staff notes that development proposal being 36 urban residential lots permitting single-detached dwellings would yield an overall site density of approximately 8 residential dwelling units per hectare across 4.83 ha (11.94 acres), which is permitted in the community of Hanmer and within the threshold of those low-density residential policies (i.e. 36 residential dwelling units/hectare) set out in the City's Official Plan. Staff notes that the residential density has been calculated using only those lands that are required in order to construct 36 urban residential lots and not the entirety of the land holding.

With respect to Section 2.3.2 of the Official Plan, staff notes that the subject lands are identified as being located within the Settlement Area as delineated on Schedule 3 – Settlement Area and Built Boundary to the City's Official Plan. Staff advises the proposed 36 urban residential lots intended to accommodate construction of single-detached dwellings on the lands represents an opportunity to make efficient use of the existing urban land supply, municipal infrastructure and other services that are already provided for within the City's Settlement Area and Built Boundary.

Staff is also satisfied that a site-specific amending zoning by-law can be utilized here to include development standards (i.e. holding symbol) that would be appropriate for the subject lands. Those development standards that would be appropriate in this setting are discussed in detail later in this report and are included in the Resolution section of this report.

With respect to Section 3.2.1(6) of the City's Official Plan, staff have the following comments with respect to the criteria that is to be considered when rezoning lands within the Living Area 1 land use designation:

1. Staff are of the opinion that the lands are of a suitable size and shape to support an urban residential subdivision comprised of 36 lots with each containing a single-detached dwelling. The resulting density on the lands amounts to approximately 8 residential dwelling units per hectare, which is in keeping with the low-density parameters of up to 36 residential dwelling units per hectare set out under Section 3.2.1(1) of the City's Official Plan. Staff also notes that the proposed lot fabric would appear to comply with the applicable development standards in the requested "R1-5" Zone (i.e. minimum lot areas, depths and frontages);
2. Staff have no concerns with respect to the compatibility of the proposed urban residential lots in relation to the surrounding low-density urban residential neighbourhood that exists to the east and to the west of the subject lands. Staff would note in particular that the owner is not requesting any site-specific relief from the development standards that would be applicable to the subdivision under the requested "R1-5" Zone. Staff are therefore satisfied in this regard that the proposed low-density urban residential development would be compatible and not out of character from a scale, massing, height, siting, and yard setbacks perspective. Staff are also satisfied that sufficient area would exist on each of the proposed urban residential lots for parking and outdoor amenity areas that are functional from a good land use planning perspective;
3. Staff are satisfied that on-site parking, landscaping and amenity areas on each of the individual lots can be provided for accordingly based on the proposed lot fabric and appropriate street-lighting can also be designed and provided for within the larger subdivision; and,
4. Staff advises that Roads has reviewed the application and have not identified any concerns with respect to any anticipated negative impacts on traffic along St. Isidore Street, Collette Street and other surrounding local streets should 36 urban residential lots intended for low-density residential uses in the form of single-detached dwellings should the rezoning and subdivision development proposal be approved. Staff would further note that a Traffic Impact Study will be required in the future should further planning approvals be pursued to the north of the proposed subdivision whereby the street connection between Francis Street and Collette Street would be completed.

With respect to phasing policies within the Living Area 1 land use designation, staff notes that the proposed development would immediately abut an existing built-up urban residential neighbourhood. The proposed subdivision is therefore considered to be a logical and contiguous extension of the existing built-up area. Staff is of the opinion that the proposed land uses will allow for the efficient use of land, infrastructure and public service facilities in the general area. Staff notes that a holding symbol is recommended as upgrades to the municipal sanitary sewer infrastructure in order to provide capacity to the development would be required and it is expected that growth pressure in the area will dictate the pace at which the required infrastructure work is completed.

Staff is therefore of the opinion that the proposed rezoning and draft plan of subdivision that would ultimately facilitate the development of 36 urban residential lots accessed from St. Isidore Street and Collette Street conforms to the applicable policies in City's Official Plan.

With respect to the City's Zoning By-law, staff in general have no concerns with the requested zone category and have the following comments:

1. It is recommended that those lands within the proposed draft plan of subdivision currently zoned "FD(6)" be rezoned to "R1-5" and that no site-specific relief from applicable development standards be provided. The southerly portion of the lands already zoned "R1-5" will remain and are not required to be rezoned as part of the current development proposal which represents an extension to an already approved smaller urban residential draft plan of subdivision accessed from St. Isidore Street;
2. It is recommended that a holding symbol be utilized in order to prevent the development of the subdivision from moving forward until such time as sufficient capacity is available within the municipal sanitary sewer infrastructure to properly service the proposed urban residential lots. The holding symbol would be removed once capacity is available and does not require further Planning Committee and/or Council planning approvals given that this largely administrative task has been delegated to the Director of Planning Services and the General Manager of Growth and Infrastructure;
3. Staff has reviewed the resulting lot fabric and confirms that each of proposed urban residential lots would appear to comply with applicable minimum lot area, minimum lot depth and minimum lot frontage development standards within the "R1-5" Zone; and,
4. Staff also notes that a registered survey plan is not required in order to prepare the amending zoning by-law as lands that subject to the rezoning are already described capably and legally as being Parts 1 to 3 on Plan 53R-21413.

With respect to the proposed draft plan of subdivision, staff have the following comments:

1. As noted previously, the proposed 36 urban residential lots are intended to each contain a single-detached dwelling and each of the lots appear to comply with the minimum lot area, minimum lot frontage and minimum lot depth requirements of the requested "R1-5" Zone;
2. Staff notes that the draft plan of subdivision is configured in a manner that is appropriate from the perspective of extending St. Isidore Street and Collette Street in a westerly direction in order to facilitate urban residential development, while at the same time protecting for further urban residential development to the north that would involve connecting Francis Street to Collette Street at some point in the future;
3. Staff advises that the City's standard draft approval conditions have been incorporated into the Resolution section of this report. The draft approval conditions have been constructed based on comments received from circulated agencies and departments. Those comments received from circulated agencies and departments were described in detail earlier in this planning report; and,
4. It is recommended that the existing draft plan approval on the southerly portion of the subject lands be withdrawn under Section 51(44) of the Planning Act and replaced with a new draft plan of subdivision approval encompassing all lands shown on the current subdivision application that would facilitate the creation of 36 urban residential lots accessed from both St. Isidore Street and Collette Street.

This will bring clarity to the overall future intended residential development of the area as opposed to having two separately active draft plans of subdivision that could potentially overlap and conflict with one another. For reference purposes, a copy of the previously approved draft plan of subdivision that would be withdrawn is attached to this report.

CONCLUSION:

Staff has reviewed the development proposal and is satisfied that it conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the development proposal conforms to and does not conflict with the Growth Plan for Northern Ontario.

The following are the principles of the proposed and recommended site-specific amending zoning by-law:

- a) That a middle portion of the lands be rezoned to “HXXR1-5”, Holding – Low Density Urban Residential One; and,
- b) That the holding symbol only be removed from the lands once sufficient capacity within the municipal sanitary sewer infrastructure is available in order to service the resulting urban residential lots to the satisfaction of the General Manager of Growth and Infrastructure.

Should the rezoning and subdivision applications be approved, the City’s Delegated Official will also proceed to issue draft plan approval on the lands. The draft plan approval conditions would then need to be cleared by the owner prior to the registration of any lots and/or phases within the subdivision. It is further recommended that the existing draft plan approval on the southerly portion of the lands be withdrawn and replaced with a new comprehensive draft plan of subdivision approval permitting a total of 36 urban residential lots on the subject lands.

The Planning Services Division therefore recommends that the applications for Zoning By-law Amendment and Plan of Subdivision be approved in accordance with the Resolution section of this report.