

Creekside Subdivision, Azilda

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-5/12003

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 #780-5/12003) in the community of Azilda for a period of three years until July 12, 2028.

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 known as PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, File 780-5/12003, as outlined in the report entitled "Creekside Subdivision, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025 as follows:

- By replacing Condition #10 with the following: "10. That this draft approval shall lapse on July 12, 2028."
- By deleting Condition #24 in its entirety.
- By deleting Condition #29 in its entirety.
- By deleting Condition #30 in its entirety.
- By adding the following new Condition #38:

"38. Prior to development of future phases, proponent must demonstrate that the development will not aggravate flooding and erosion on adjacent, upstream and downstream properties, in compliance with policy 5.1.1 of the Provincial Planning Statement (2024)".

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

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 \$123,100 in taxation revenue in the supplemental tax year only, based on the assumption of seven single detached dwelling units and 18 semi-detached dwelling units, at assessed values of \$400,000 and \$300,000, respectively at the 2025 property tax rates.

This additional taxation revenue 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 final review of the property by the Building Services department, at time of building permit issuance.

The financial implications for the block for multi-residential development are unable to be quantified as estimated number of units planned in this development are unknown at this time.

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 of File # 780-5/12003, Creekside Subdivision in Azilda for a period of three years to July 12, 2028. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and have 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:

Northern Home Builders

Location:

PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda

Application:

To extend the draft approval of the 2013 Creekside Subdivision plan. The draft approval has previously been extended by Council for three years in 2017, and for three years a result of the registration of a first phase of development in 2019, then a one year extension was granted in 2022, and a further three years extension was granted as a result of the registration of a second phase of development in 2022. The current lapse date has been administratively extended to November 12, 2025 to allow time to consider the extension request.

Proposal:

The owner is requesting that the draft approval for the [Creekside Subdivision](#) be extended for a period of three years until July 12, 2028.

Background

Northern Home Builders is the owner of the draft approved plan of subdivision on lands located to the north of Laurier Street West and east of Brabant Street, referred to as the Creekside Subdivision. A first phase of development was registered on April 30, 2019, and a second phase was registered on July 21, 2022. The City received a request from Northern Home Builders on April 29, 2025 to extend the draft approval for a period of three years. The plan originally consisted of 39 lots for single dwellings, 13 lots for semi-detached dwellings and one medium density block that permits a retirement home as an additional use. There are 7 lots for singles, 9 lots for semi-detached, and the one large block remaining.

The lands within the plan of subdivision are designated Living Area 1 and Parks & Open Space. The lands are zoned a mix of R1-5, R2-2, H45R3-1(28) (the H45 holding zone requires a traffic study prior to development), OSC and P. The extension of the draft plan of subdivision does not modify the existing zoning of the site.

The most recent conditions of approval and the approved draft plan are attached.

Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to July 12, 2028.

Departmental & Agency Circulation

Infrastructure Capital Planning Services, Building Services, Development Engineering, Strategic and Strategic & Environmental Planning, Transit and Conservation Sudbury have each advised that they have no objections from their respective areas of interest. In some cases they have recommended technical updates or revisions.

Planning Considerations:

Official Plan

Section 19.4.2 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 the draft approval. At the time of an extension request Council will review draft plan conditions and may make appropriate modifications.

Development Engineering has advised that Phase 2 of this subdivision was registered on July 21, 2022, and Phase 3 drawings have not been received to date.

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

Draft Approval Conditions

Condition #10 should be deleted entirely and replaced with a sentence referring to July 12, 2028, as the revised date on which the subject draft plan approval shall lapse.

Drainage Section has requested the deletion of 24, 29 and 30. Condition #29 and #30 were completed in a previous phase. Condition #24 requires construction of a fence, some of which was completed in a previous phase, and the remainder is no longer required.

Conservation Sudbury has requested an additional condition as follows: Prior to development of future phases, proponent must demonstrate that the development will not aggravate flooding and erosion on adjacent, upstream and downstream properties, in compliance with policy 5.1.1 of the Provincial Planning Statement (2024).

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.

Conclusion

The Planning Services Division has reviewed the request to extend the subject draft approval and have 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 of the subdivision. Appropriate changes where identified have been included in the Resolution portion of this report and will form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the application to extend draft approval for the Creekside Subdivision for a period of three years until July 12, 2028, be approved as outlined in the Resolution section of this report.