

Whitson Lake Subdivision, Val Caron Extension

Presented To:	Planning Committee
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Meeting Date:	August 11, 2025
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Type:	Routine Management Reports
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Prepared by:	Stephanie Poirier Planning Services
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Recommended by:	General Manager of Planning and Growth
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File Number:	780-7/98002
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Report Summary

This report provides a recommendation regarding an application for an extension to the Whitson Lake draft plan of subdivision (File #780-7/98-002) located in the rural area of Val Caron for a period of one year until June 16, 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 Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard, File # 780-7/98-002, in the report entitled "Whitson Lake Subdivision, Val Caron Extension" from the General Manager of Planning & Growth, presented at the Planning Committee meeting of August 11, 2025, as follows:

1. By deleting Condition #21 and replacing it with the following:

"21. That this draft approval shall lapse on June 16, 2026."

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 \$112,800 in taxation revenue in the supplemental tax year only, based on the assumption of 19 single detached dwelling units, at assessed value of \$375,000 each, 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.

In addition, this development would result in total development charges of approximately \$421,000 based on 19 single family dwelling units.

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 (File #780-7-98-002) located in the rural area of Val Caron for a period of one year until June 16, 2026. Planning Services Division is recommending approval of the extension request.

Planning Services Division has reviewed the request to extend the draft approval and has no objections to the requested extension for a period of one year. 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 and Planning Analysis sections of the report.

STAFF REPORT

Applicant:

R F Walker Holdings Inc.

Location:

Part of Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard

Application:

To extend the draft approval conditions for the Whitson Lake plan of subdivision which were approved initially by Council on June 16, 2000 and most recently extended in 2024 for a period of one year.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of one year until June 16, 2026.

Background:

The City received a letter from the agent on June 9, 2025, requesting to extend the draft approval on the plan of subdivision for a period of one year on those lands described as Part of Parcels 2433 & 9436, Parts 1 to 3, Plan 53R-15429 and Parts 1 & 3, Plan 53R-16637, Lot 3, Concession 5, Township of Blezard.

The plan includes 32 rural estate single detached lots, 13 of which have been registered to date. 19 lots remain in draft plan status. The lots are to be accessed from Whitson Lake Drive which provides access to Sandy Beach Road. The draft plan is attached for reference.

The lands within the plan of subdivision are designated 'Rural' in the Official Plan, are zoned Low Density Residential One Special, 'R1-1(8)' within the City's Zoning By-law, and are regulated by the Nickel District Conservation Authority (NDCA).

Surrounding uses are residential and rural in nature.

A location map is attached for reference.

Policy & Regulatory Framework:

The extension request is subject to the following applicable policy and regulatory framework:

- [Planning Act](#);
- [2024 Provincial Planning Statement](#); and,
- [Official Plan for the City of Greater Sudbury](#).

The Planning Act, Provincial Planning Statements, and municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Planning Act:

Section 51 of the Planning Act has established two land use planning principles with respect to the initial approval of a draft plan of subdivision and how extensions to an existing draft approved plan of subdivision are to be addressed.

First, Section 51(32) allows for a municipality to provide a lapsing date on a draft approved plan of subdivision of not less than three years and the draft approval is considered to have lapsed at the end of the specified time period. Section 51(33) allows for a municipality to extend draft approval beyond the initial period for a time specified by the municipality.

In practice, where a draft plan of subdivision has lapsed, a landowner may request the subdivision be deemed not to have lapsed if the criteria listed in Section 51(33.1) can be met. Additionally, there is nothing preventing a landowner from filing another draft plan of subdivision application for consideration. The re-application is treated as a new application and all requirements under Section 51 are applicable (e.g., a public hearing would be required).

Lapsing conditions are imposed by a municipality to ensure that development once approved will proceed in an expeditious manner. The municipality is most typically concerned that development takes place within the current policy and regulatory framework and especially where scarce services or capacity to service development have been committed to the draft approved plan of subdivision. Three years is generally considered to be sufficient time to clear conditions of draft approval and proceed to registering a plan of subdivision. Section 51(33) allows for some flexibility whereby some additional time can be afforded to a landowner where they are actively pursuing the clearing of draft approval conditions.

Second, Section 51(44) on the other hand allows for a municipality to withdraw draft approval of a plan of subdivision at its discretion or to change the conditions of a draft approval at any time before the registration of a plan of subdivision.

Appeal rights in both cases noted above are found under Section 51 of the Planning Act should a landowner wish to appeal a refusal to extend a lapsing date, a change of conditions or the complete withdrawal entirely of a draft approval by a municipality.

2024 Provincial Planning 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 PPS. Settlement areas, employment areas, housing and housing supply, provision of public spaces, sewage and water capacities, transportation, natural heritage areas, natural hazards and human-made hazards are some examples of areas of provincial interest that a draft approved plan of subdivision may impact and should be considered when an initial approval is granted as well as when an extension to an existing draft approval is granted. The PPS is updated from time-to-time by the Province, and any draft approval extension should be considered within the context of the in-force PPS at the time an extension request is made.

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 draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

Departmental & Agency Circulation:

The extension request including relevant accompanying materials has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the extension request and to inform and identify appropriate revisions to the draft plan conditions should the extension request be approved. Comments received from departments generally had no concerns with the extension request, and no modifications to the draft plan conditions were requested.

Detailed comments can be found in Appendix 1 to this report.

Planning Analysis:

As part of the extension request the applicant advised that they submitted their first submission materials to address the draft plan conditions and have received back comments in May of this year. They have advised that they are working to address comments for their second submission, working towards final approval.

The Planning Services Division has reviewed the request to extend the subject draft approved plan of subdivision and has no objections to the requested extension for a period of one year. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approved plan of subdivision and no request to amend conditions were received.

Draft Approval Conditions

Condition #21 should be deleted entirely and replaced with a sentence referring to June 16, 2026, as the revised date on which the subject draft plan of subdivision approval shall lapse.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

The existing draft approval conditions are attached to this report for reference purposes.

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. Applicants must reapply for subdivision approval if a draft plan approval has lapsed as there is no other avenue for relief.

The Planning Services Division recommends that the application to extend the draft approval for the Whitson Lake Subdivision for a period of one year until June 16, 2026, be approved as outlined in the Resolution section of this report

Appendix 1:

Departmental & Agency Comments

a) Building Services

We have no objection to the request for extension.

b) Conservation Sudbury (NDCA)

Has no amendments to existing conditions and does not object the draft plan extension.

c) Development Engineering

The most recent phase of the subdivision was registered in August 2000. A new submission of drawings for an additional phase was received in April 2025, with review comments being issued back to the owner May 20, 2025. A revised submission has not since been received. The existing Council draft plan of subdivision conditions appears to satisfy our concerns. We have no objection to the one-year draft approval extension.

d) Infrastructure Capital Planning

No concerns.

e) Strategic & Environmental Planning

No comments.

f) Transit Services

No comments.