

Request for Decision

Extension to Draft Plan of Subdivision Approval, Saddle Creek - Dalron Construction Ltd

Presented To:	Planning Committee
Presented:	Monday, Sep 29, 2014
Report Date	Thursday, Sep 11, 2014
Type:	Routine Management Reports
File Number:	780-7/04006

Recommendation

THAT the City of Greater Sudbury, upon the payment of the processing fee of \$2,096.00 prior to November 28, 2014 lapsing date, amend the conditions of draft approval of plan of subdivision of Part of former Parcel 709 S.E.S., being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer, File780-7/04006, as follows:

a) By deleting Condition # 30 and replacing it with the following:

“30. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.”

b) By deleting Condition # 31 and replacing it with the following:

“31. Prior to the registration of any part of the subdivision which includes any part of Lot 1 or Lots 17 to 83 the Planning Services Division is to be advised by the Nickel District Conservation Authority that their requirements under Ontario Regulation 151/06 have been satisfied, and that prior to any development occurring in the designated floodplain, the Paquette-Whitson Drain shall be constructed.”

c) By deleting Condition # 34 and replacing it with the following:

“34. That this draft approval shall lapse on November 28th, 2017.”

d) By deleting Condition #38 and replacing it with the following:

“38. That the developer provide a utilities servicing plan showing the location of all utilities including City

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 11, 14

Reviewed By

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 11, 14

Recommended by the Division

Mark Simeoni
Acting Director of Planning Services
Digitally Signed Sep 11, 14

Recommended by the Department

Paul Baskcomb
Acting General Manager of Growth & Development
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Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 12, 14

services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.”

Background

The Saddle Creek plan of subdivision was draft approved on November 25, 2004 and included the creation of 89 lots for single detached dwellings. The first phase of 27 lots was registered on November 28, 2005; subsequently the lapsing date on the draft approval was extended to November 28, 2008, and again to November 28, 2011. A portion of the draft plan is located in the floodplain of a tributary of the Whitson River. In order to develop the subdivision, the owner must satisfy both the Nickel District Conservation Authority and the City of Greater Sudbury that the homes and roads to be built will not be subject to Regional Storm flooding.

In July 2011, Dalron Construction requested a three (3) year draft plan extension which was granted, extending the draft plan approval to November 28, 2014. On July 11, 2014 Dalron Construction requested an additional three (3) year draft plan extension. The current conditions of draft approval are attached along with the current approved draft plan.

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 following agencies and departments were asked to review the request to extend the draft plan approval and the conditions imposed by Council. Their comments are as follows:

Building Services

No comments or concerns.

Development Engineering

Please amend Condition 38 to include Canada Post and revise Persona to Eastlink.

Transportation Engineering

No comments received.

Nickel District Conservation Authority

The Nickel District Conservation Authority would request that the following be added to Condition #31:

“That prior to any development occurring in the designated floodplain, the Paquette-Whitson Drain must be constructed.”

Processing Fees

The amount is calculated as per By-law 2014-3 being the Planning Application Fees By-law.

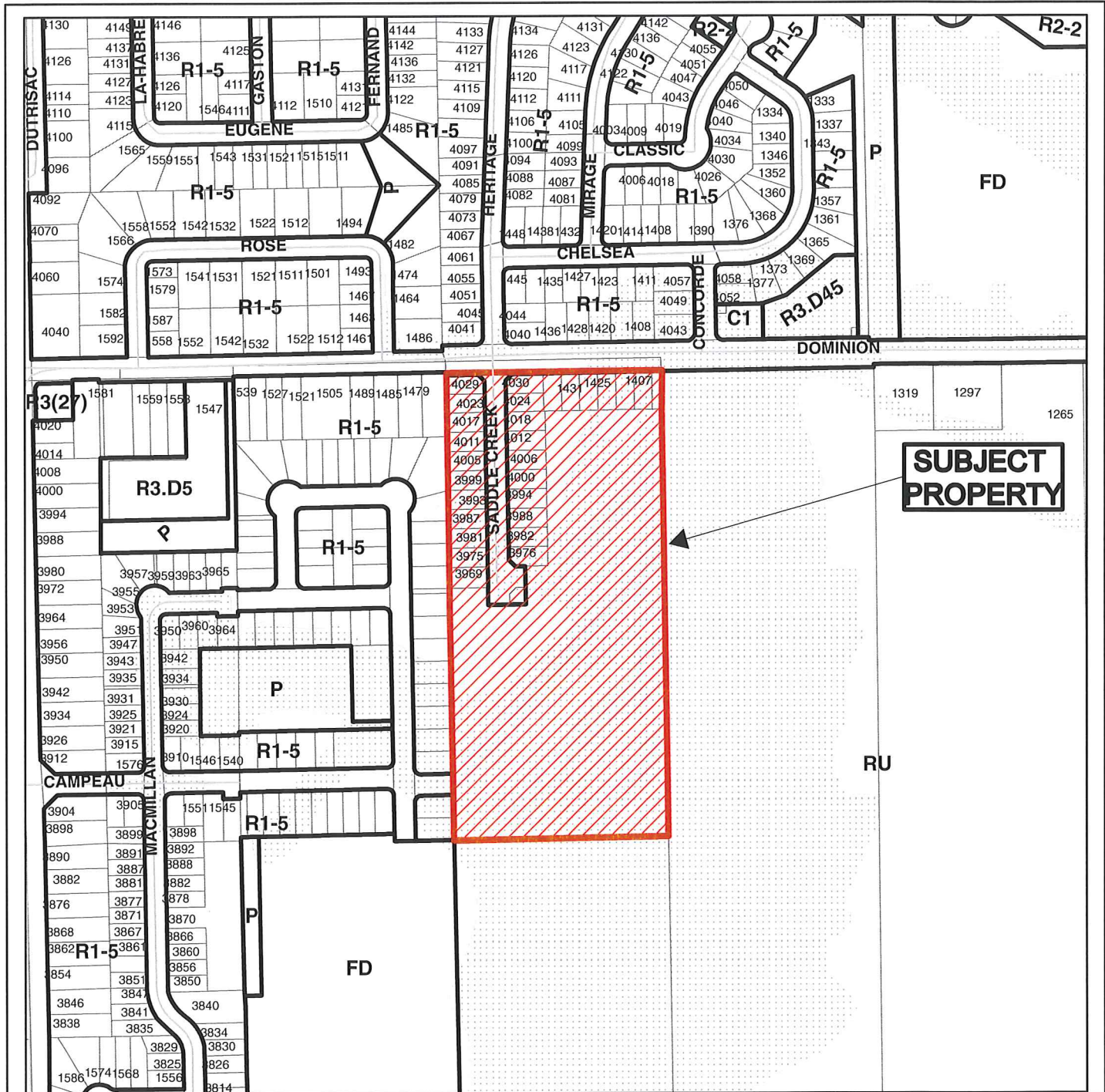
Base fee	\$2,660.00
54 lots x \$106	\$5,724.00
Total Fee:	\$8,384.00 (maximum \$10,000.00)

25% of Application Fee (for a 3 year extension): \$2,096.00

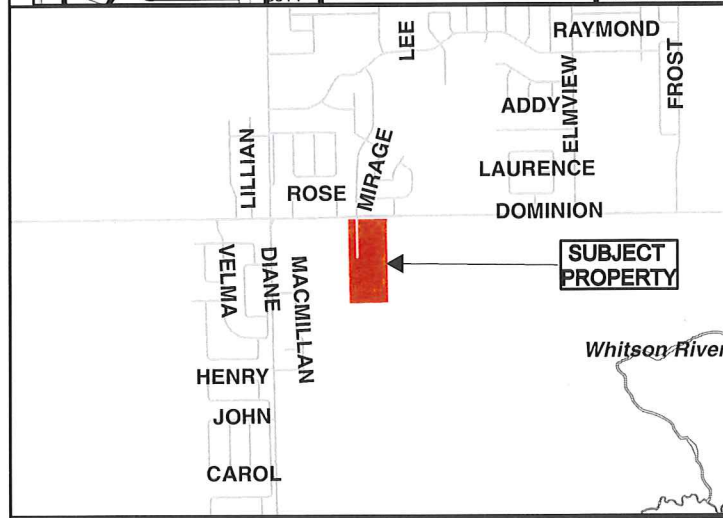
Total Applicable Fee: \$2,096.00

Summary

Planning staff are satisfied that there are no land use matters which need to be addressed at this time. Minor changes to conditions as requested by commenting departments and agencies and new standard wording have been proposed in the revised conditions. It is recommended that a three year extension be granted upon payment of Council's processing fee of \$2,096.00.



SUBJECT PROPERTY



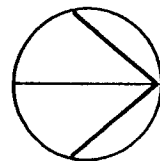
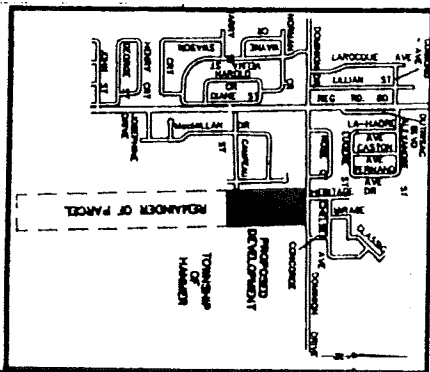
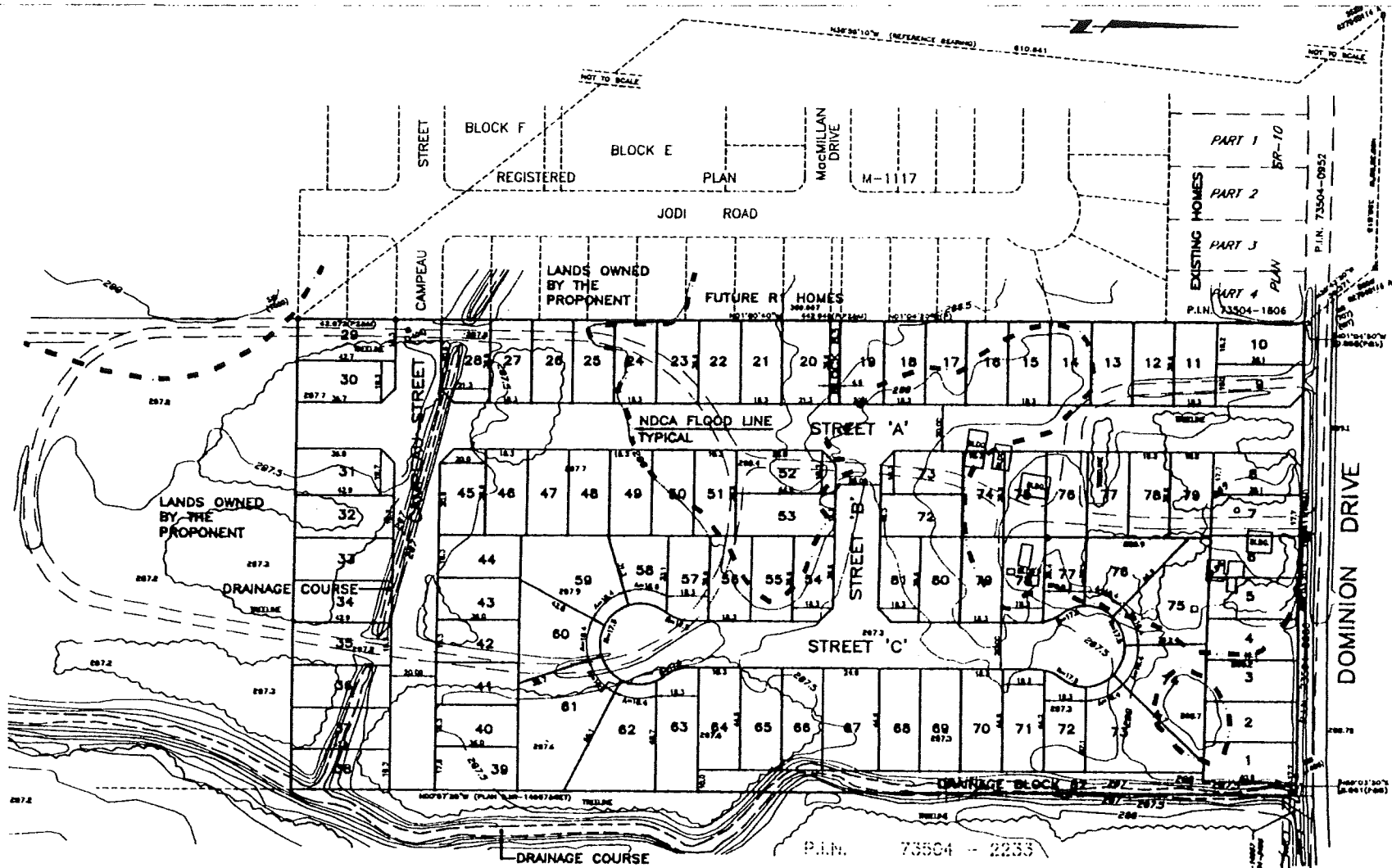
Growth and Development Department



Subject Property being part of Pcl. 709, Lot 6, Con. 1, Twp of Hanmer, 1439 Dominion Drive, Val Therese, City of Greater Sudbury

Sketch 1
NTS

751-7/04-11 & 780-7/04006
Date: 2011 10 11



Economic Development and Planning Services

Subject Property being PIN 73504-0953,
Part of Parcel 709, Township of Hanmer,
Lot 6, Con 1, 1439 Dominion Drive,
City of Greater Sudbury.

751-7/04-11
Not to Scale

780-7/04006
Date: 2004 05 17

COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:

1. That this draft approval applies to the draft plan of subdivision of Part of PIN 73504-0953 (formerly Parcel 709 SES) in Lot 6, Concession 1, Hanmer Township as shown on a plan of subdivision prepared by T. Del Bosco, O.L.S. and dated May 5, 2004.
2. That the streets shall be named to the satisfaction of the Municipality.
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, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent lands.
4. That the lot areas, frontages and depths appearing on the final plan shall not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all requirements, financial and otherwise, of the City of Greater Sudbury concerning the provision of roads, installation of services and drainage.
8. That the subdivision agreement contain provisions whereby the owner agrees that all requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. The owner shall ensure that the corner radii for all intersecting streets is 9.0m.
10. The owner shall provide a detailed lot grading plan prepared by a consulting civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
11. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide an updated geotechnical report prepared, signed, sealed and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the 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.

12. The applicant will be required to dedicate rear lot easements to the City of Greater Sudbury for municipal purposes.
13. The owner shall be required to cost share in the construction of stormwater management facilities as required by the General Manager of Public Works. The owner shall provide lands for said facilities as required by the General Manager of Public Works.
14. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances.
15. The applicant will be required to enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers, storm water management facilities and surface drainage facilities.
16. Draft approval does not guarantee the allocation of either sewer or water capacity. Prior to the signing of the final plan, clearance is required from the General Manager of Public Works that sufficient sewage treatment capacity exists to service this development.
17. The owner shall provide a 1.5 metre concrete sidewalk on the west side of Street A from Dominion Drive to the southerly limit of the draft plan and to the end of the existing Campeau Street.
18. Deleted.
19. The owner shall ensure that lots 30 and 31 are developed with access off of Campeau Street.
20. The owner shall provide a land block to the City along the easterly side of the draft plan to accommodate a walkway and 50 percent of the land required for a realigned drainage channel with 3:1 slopes.
21. The owner shall be responsible for the cost of a 50 mm asphalt overlay along the north side of Dominion Drive and the subdivision frontage.
22. The owner shall be responsible for upgrading the south side of Dominion Drive to urban standard including storm drainage facilities as required.
23. The owner shall be required to provide a 3.0 metre road widening along the frontage of lots 1 to 10 inclusive.

24. The owner shall ensure that the underside of footing elevations for new homes along lots 1, 38, 39 and 61 to 73 inclusive are not affected by flood waters in the new drainage channel. This requirement shall be completed to the satisfaction of the Chief Building Official, Nickel District Conservation Authority and the General Manager of Public Works.
25. The owner shall be responsible for the construction of Campeau Street from the easterly limit of the subject draft plan to the existing end of Campeau Street to a collector standard including a 1.5 metre sidewalk.
26. Lots 72 to 79 on Streets A and B are renumbered to Lots 82 to 89.
27. The owner shall construct a walkway on block 83 to the satisfaction of the General Manager of Public Works.
28. That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.1 (1) of the Planning Act.
29. That prior to the signing of the final plan the owner shall undertake a traffic impact analysis to determine what local road improvements are made necessary by the proposed subdivision and the owner shall agree to undertake the improvements identified, all to the satisfaction of the General Manger of Public Works.
30. That the final plan of subdivision be integrated with the City of Greater Sudbury Control Network. Final plan coordindate listings and an AutoCAD simple line file of the resultant parcel fabric (with coordinated points labelled) are to be provided as part of this requirement. Also, the final plan must be provided in AutoCad.dwg format.
31. Prior to the registration of any part of the subdivision which includes any part of Lot 1 or Lots 17 to 83 the Planning Services Division is to be advised by the Nickel District Conservation Authority that their requirements under Ontario Regulation 151/06 have been satisfied.
32. That prior to the signing of the final plan the owner shall satisfy Canada Post with respect to mail delivery facilities for the site.
33. The owner shall provide an upgraded watermain from the end of the existing watermain on Campeau Street through to the subject subdivision to the satisfaction of the General Manager of Public Works.
34. That this draft approval shall lapse on November 28, 2014.
35. That prior to the signing of the final plan the Economic Development and Planning Services Department is to be advised by the City Solicitor that Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 24, 25, 27, 28, 29, 32 and 33 have been complied with to his satisfaction.

36. That the applicant/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. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control 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, no further work shall occur until the sediment and/or erosion problem is addressed.
37. Prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
38. That the developer provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.