

Date: October 28, 2019

STAFF REPORT

Applicant:

Vale Canada Ltd. (Agent: Dalron Construction Ltd.)

Location:

Part of PINs 73495-0581 & 73495-1307, Parts 1 to 6, Plan 53R-20738 in Lots 6 & 7, Concession 2, Township of Garson (O'Neil Drive, Garson)

Application:

To amend [By-law 2010-100Z](#) being the City of Greater Sudbury Zoning By-law from "FD", Future Development to "R1-5", Low Density Residential One, "P", Park and "OSC", Open Space Conservation.

Proposal:

Applications for rezoning and subdivision approval were submitted in February 2017 in order to create a plan of subdivision by means of the easterly extension of Parkview Drive in Garson. The draft plan comprises the following:

- 22 lots zoned R1-5 for single detached dwellings;
- 1 park block to be consolidated with abutting Lorne Brady Park; and,
- 1 block for stormwater management.

The northerly remainder of the land is to be retained by the owner and zoned as Open Space Conservation. The southerly remainder on O'Neil Drive West is to be retained by the owner as a residential lot and zoned R1-5 for single residential use.

Background:

On December 11, 2017, the following recommendation PL2017-177 was passed by Planning Committee and subsequently ratified by City Council on December 12, 2017:

THAT the City of Greater Sudbury approves the application by Vale Canada Ltd. to amend Zoning By-law 2010-1 OZ by changing the zoning classification from "FD", Future Development to "R1-5", Low Density Residential One, "P", Park and "OSC", Open Space Conservation on lands described as Part of PINs 73495-0581 & 73495-1307, Parts 1 to 6, Plan 53R-20738 in Lots 6 & 7, Concession 2, Township of Garson, as outlined in the report entitled "Vale Canada Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of December 11, 2017 subject to the following conditions:

1. That the owner provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law.
2. That the lands comprising the draft plan of subdivision be rezoned as follows:
 - i) Lots 1 to 22 be zoned as "R1-5", Low Density Residential One;
 - ii) Block 23 be zoned as "OSC", Open Space Conservation; and,
 - iii) Block 24 be zoned as "P", Park;

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3. That the remainder of the lands be rezoned as follows:
 - i) The northerly remainder identified as All of Parts 1, 4 & 5 and Part of Parts 2, 3 & 6, Plan 53R-20738 be zoned as "OSC", Open Space Conservation;
 - ii) The southerly remainder identified as Part of Part 6, Plan 53R-20738 be zoned as "R1-5", Low Density Residential One.
4. Conditional approval shall lapse on December 12, 2019 unless condition #1 above has been met or an extension has been granted by Council.

To date, Condition 1 imposed by Council has not been addressed.

Planning considerations:

The rezoning and subdivision approvals for this file run concurrently. There are no concerns related to a one-year extension for the rezoning component, which requires a detailed survey plan to address the range of zoning to be implemented. Substantial work has already been conducted on this application, including a full-site Environmental Impact Study. The applicant advised that the project remains under consideration and that the acquisition of the property has not been finalized.

Planning Services recommends that the request for an extension be approved.