

Title: Vytis Lands (Kagawong) Ltd.

Date: October 8, 2019

STAFF REPORT

Background:

The Huneault draft plan of subdivision received initial approval on December 12, 2013 (Recommendation PL2013-193). In May 2014, the draft plan was amended through a minor boundary adjustment that resulted in 11 fewer lots. The amended plan comprised 359 lots for single residential use and one (1) block for R3-1 medium density use, with the remaining blocks allocated for parkland and stormwater management.

In September 2018, the owner submitted a revised draft plan which further reduced the number of lots. The major changes to the draft plan include the following:

- Reduction in the number of R1 lots from 359 to 283;
- Revisions to the internal road network;
- Provision of public road frontage for the proposed parkland dedication (Block C).

Updated conditions were issued in March 2019 following the above noted draft plan amendment (attached for review). To date, no phases have been registered and the rezoning has not been finalized (survey required).

Departmental & Agency Comments:

Development Engineering

Development Engineering has no objection to the three-year extension.

A partial submission of construction drawings was submitted for review in August 2015. A full submission for Phase 1 construction drawings was submitted in July 2016. No new submission has been received since the March 2019 amendment.

Traffic and Transportation

No concerns.

Building Services

No objections.

Conservation Sudbury (Nickel District Conservation Authority)

Conditions #17, 19, 25, 26 and 27 satisfy the requirements of Conservation Sudbury.

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Summary:

Proposed amendments

There are no major revisions required to the conditions, as the draft plan was recently amended to accommodate a redesign of the subdivision, as described in the Background section of this report. The draft plan conditions were updated accordingly in March 2019. Commenting departments have no concerns related to the proposed extensions.

The zoning amendment can be brought forward once the final plan of survey is submitted.

Official Plan

Section 20.4.2 of the Official Plan 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.

In this case, the owner just completed a major redesign of the subdivision plan, which required deferring the zoning amendment until the revised layout was approved. It is therefore recommended that the necessary extensions be granted in order for this development to proceed as planned.

2014 Provincial Policy Statement (PPS) and 2011 Growth Plan for Northern Ontario (GPNO)

Under Section 1.1.3.6 of the PPS, new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. In this case, the subject lands form part of a designated growth area. The draft plan represents a logical extension of services to accommodate future residential development and is consistent with the phasing policies of the PPS. The plan also proposes a block zoned for medium density residential use, which is appropriately sited on the Primary Arterial Road.

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. Policy 4.3.2 of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario.

The application is consistent with the relevant policies of the 2014 PPS and conforms to the 2011 GPNO.

Planning Services recommends that the request to extend draft plan of subdivision and rezoning approvals be approved subject to the conditions outlined in the Resolution section of this report.