

Title: Dalron Construction Ltd.

Date: September 30, 2019

STAFF REPORT

Applicant:

Dalron Construction Ltd.

Location:

Part of PIN 73502-0800, Part 1, Plan 53R-18067, Lot 6, Concession 5, Township of Blezard

Application:

To extend the draft approval of the 2007 Golfview subdivision plan. The draft approval has previously been extended by Council several times and is scheduled to lapse on December 5, 2019.

Proposal:

The owner is requesting that the draft approval for the above noted plan of subdivision be extended for a period of three years until December 5, 2022.

Background

Dalron Construction is the owner of the draft approved plan of subdivision on lands located south of Main and east of Pilon Street in Val Caron, referred to as the Golfview Subdivision. The City received a request from Dalron Construction on July 25, 2019 to extend the draft approval for a period of three years on those lands described as Part of PIN 73502-0800, Part 1, Plan 53R-18607, Lot 6, Concession 5, Township of Blezard.

This subdivision was first granted approval on December 5, 2007, for 39 lots for single detached dwellings. The plan was amended in June 2011, in conjunction with a rezoning application, to permit the development of 70 semi-detached dwellings on 35 lots. Several amendments to the conditions were included in the amended draft approval and extension granted in 2011. Three year extensions to the draft plan approval were requested and granted in 2013 and 2016. The current approval is scheduled to lapse on December 5, 2019.

The lands within the plan of subdivision are designated Living Area 1 and are zoned R2-2. 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 December 5, 2022.

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Departmental & Agency Circulation

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Environmental Planning Initiatives, 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.

The owner has been working with City staff on the detailed design for the subdivision. Staff are satisfied that the owner is making reasonable efforts towards development of the subdivision.

Draft Approval Conditions

Condition #12 should be deleted entirely and replaced with a sentence referring to December 5, 2022, as the revised date on which the subject draft plan approval shall lapse.

Building Services has requested additions to Condition #14 to ensure that sump pits are not located in the groundwater table and building foundation, and to enable the registration of a soils caution agreement on title if required.

Condition #15 should be updated to enable the registration of a lot grading agreement on title if required.

Condition #21 should be updated to remove the reference to the Department of Fisheries and Oceans, given they no longer have a role in reviewing siltation control plans.

A new Condition #36 should be added to require a notice of agreement to be registered on title regarding development charges.

Housekeeping changes are recommended to ensure consistency in terminology when referring to the City, the owner, the General Manager of Growth and Infrastructure, and Conservation Sudbury.

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 sketches of the draft approved plan of subdivision for reference purposes.

Processing Fees

The owner is required to pay the applicable processing fee for a three year extension in the amount of \$1958.50. It is recommended that the draft approval extension be granted upon receipt of the processing fee from the owner. This amount was calculated as per [By-law 2017-222](#) being the Miscellaneous User Fees By-law that was in effect at the time the request was made.

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Summary

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 now 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 Golfview Subdivision for a period of three years until December 5, 2022, be approved as outlined in the Resolution section of this report.