

## Request for Decision

### Draft Subdivision Approval Extension - Riverglen Subdivision - Crich Holdings and Buildings Limited

|               |                            |
|---------------|----------------------------|
| Presented To: | Planning Committee         |
| Presented:    | Monday, Oct 22, 2012       |
| Report Date   | Wednesday, Oct 03, 2012    |
| Type:         | Routine Management Reports |
| File Number:  | 780-8/76-2                 |

### Recommendation

That upon payment of Council's processing fee of \$900.00, the conditions of draft approval for the draft plan of subdivision on those lands known as Parcel 1869 SWS, Lot 5, Concession 4, Township of Waters, File #780-8/76-2, shall be amended as follows:

a) By deleting Condition #2 and replacing it with the following:

"2. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities."

b) By deleting Condition #7 and replacing it with the following:

"7. 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 land."

c) By adding Condition #9 as follows:

"9. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval."

d) By deleting Condition #13 and replacing it with the following:

"13. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Infrastructure Services, that sufficient sewage treatment capacity and water capacity exists to service the development."

### Signed By

#### Report Prepared By

Glen Ferguson  
Senior Planner  
*Digitally Signed Oct 3, 12*

#### Reviewed By

Eric Taylor  
Manager of Development Services  
*Digitally Signed Oct 3, 12*

#### Recommended by the Division

Paul Baskcomb  
Director of Planning Services  
*Digitally Signed Oct 3, 12*

#### Recommended by the Department

Bill Lautenbach  
General Manager of Growth and Development  
*Digitally Signed Oct 3, 12*

#### Recommended by the C.A.O.

Doug Nadorozny  
Chief Administrative Officer  
*Digitally Signed Oct 10, 12*

e) By deleting Condition #14 and replacing it with the following:

“14. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.”

f) By deleting Condition #18 and replacing it with the following:

“18. That this draft approval shall lapse on December 20, 2014.”

g) By adding Condition #19 as follows:

“19. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.”

h) By adding Condition #20 as follows:

“20. 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.”

i) By adding Condition #21 as follows:

“21. The owner shall complete to the satisfaction of the City of Greater Sudbury and Canada Post:

a) That the owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box and that the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales

b) The owner further agrees to:

i) Work with Canada Post to determine and provide suitable Centralized Mail Box location, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;

ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes;

iii) Identify the pads above on the engineering drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,

iv) Determine the location of the all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.”

## **STAFF REPORT**

### **Applicant:**

Crich Holdings & Buildings Ltd.

### **Location:**

Parcel 1869 SWS, Lot 5, Concession 4, Township of Waters (Mikkola Road, Lively)

**Application:**

To extend the draft approval conditions which were originally approved by Council on December 18, 1978 and are set to expire on November 20, 2012 for a draft plan of subdivision on those lands known as Parcel 1869 SWS, Lot 5, Concession 4, Township of Waters. The draft approval was previously extended by Council on November 26, 2008 for a period of three years until December 20, 2011. Temporary extensions to November 20, 2012 have been granted as the lands were recently transferred to a new landowner.

**Proposal:**

The applicant is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until December 20, 2014.

**Background:**

The City received a request from Crich Holdings & Buildings Ltd. on May 8, 2012 to extend the draft approval on a plan of subdivision for a period of three years on those lands known as Parcel 1869 SWS, Lot 5, Concession 4, Township of Waters. The remaining portion of the subject draft approval is for 11 single-detached residential lots. Access to the subdivision is provided via Mikkola Road and Patricia Street in Lively.

The original draft approval was granted on December 18, 1978 and was most recently extended by Council for a period of three years to December 20, 2011. The original draft approval was comprised of a total of 90 single-detached dwelling lots. At the time of writing this report, 79 dwelling lots have been registered leaving 11 draft approved dwelling lots which are the subject of this report. The request from Crich Holdings & Buildings Ltd. is to further extend their draft approval for a period of three years until December 20, 2014. 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 20, 2014.

It should be noted that there have also been several temporary extensions granted to the December 20, 2011 expiry date in order to allow for the applicant to contemplate the length of the extension request and to facilitate a staff review of the draft approval extension request.

**Departmental & Agency Comments:**

Canada Post

Planning Services staff has consulted with Canada Post and confirms that standard conditions with respect to mail delivery facilities should be added to the draft approval document.

Development Engineering

No concerns.

Drainage

No concerns.

Roads, Traffic and Transportation

No concerns.

**Planning Considerations:**

### Draft Approval Conditions

Condition #18 should be deleted entirely and replaced with a sentence referencing December 20, 2014 as the revised date on which the subject draft plan approval shall lapse. Staff also notes that several conditions should be amended to reflect current City draft approval conditions. The draft conditions are attached to this report along with a sketch of the draft approved plan of subdivision for reference purposes. No concerns were identified by circulated agencies and departments with respect to extending the draft approval on the subject plan of subdivision.

### Processing Fees

The applicant will be required to pay the applicable processing fee in the amount of \$900.00. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the applicant. This amount is calculated as per By-law 2012-5F being the Planning Application Fees By-law:

### 2012 Application Fee

Base Fee      \$2,500.00

11 lots x \$100.00      \$1,100.00

Total Maximum Fee      \$3,600.00

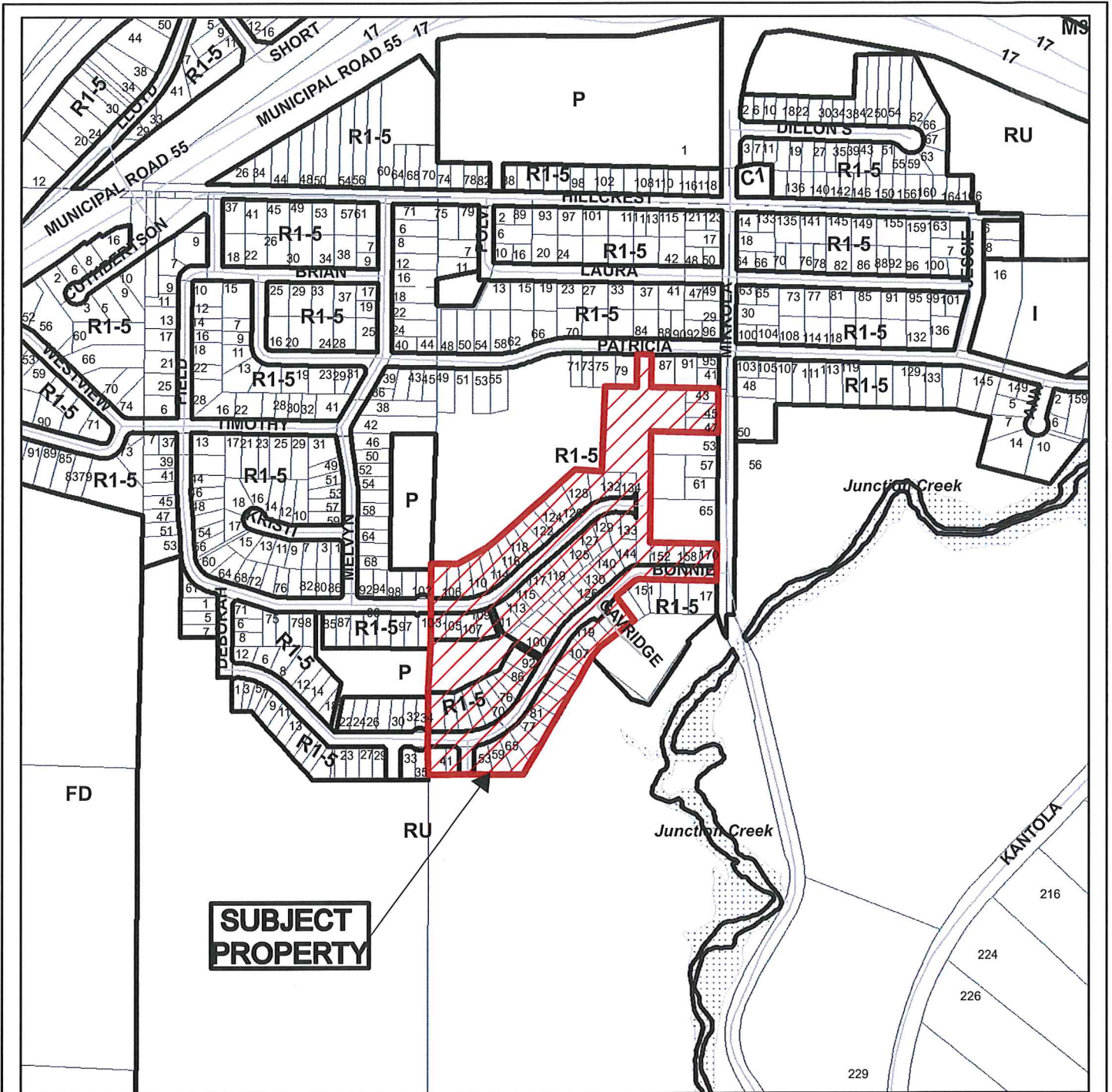
25% of Application Fee (3 year extension)      \$900.00

Total Maximum Applicable Fee (3 year extension)      \$900.00

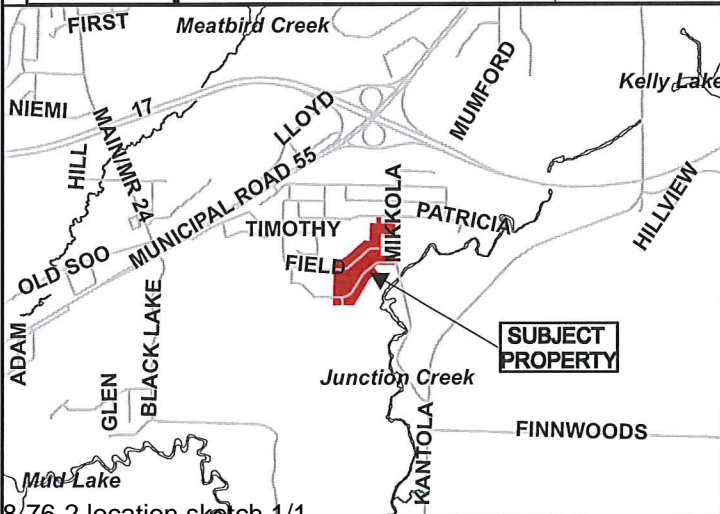
### **Summary:**

Planning Services Staff have reviewed the request to extend draft approval and have no objections to the request to extend draft approval 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 on the subject plan of subdivision.

The Planning Services Division recommends that the application to extend draft approval for a period of three years until December 20, 2014 be approved subject to the applicant paying the appropriate processing fee in the amount of \$900.00.



**SUBJECT PROPERTY**



**Growth and Development Department**

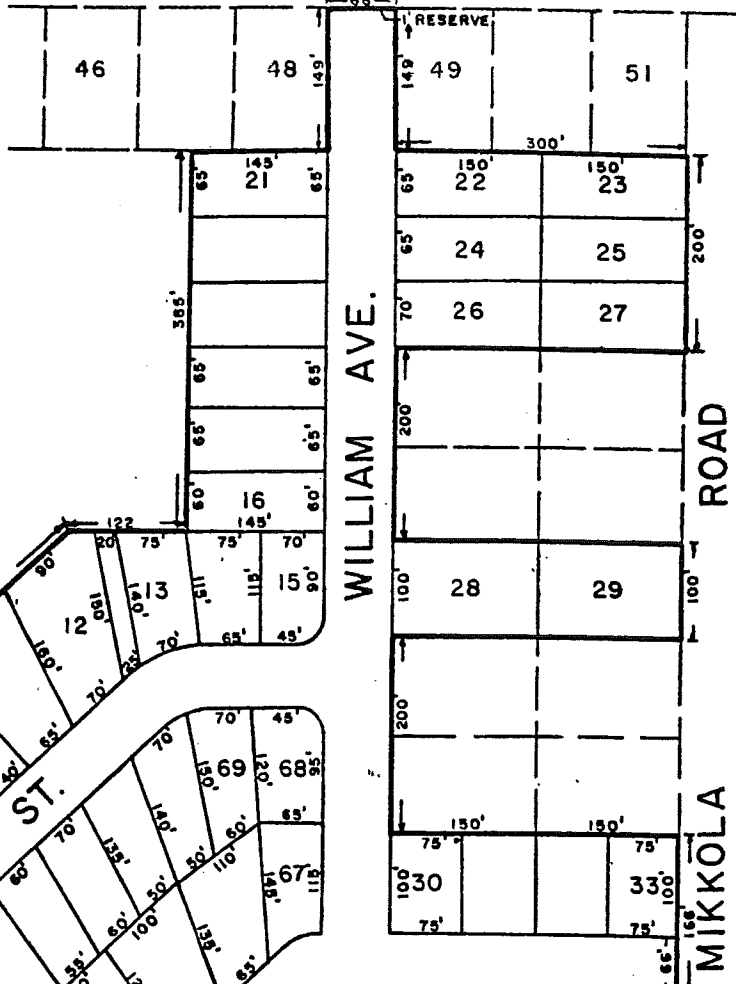


Subject Property being Parcel 1869, Lot 5, Concession 4, Township of Waters, City of Greater Sudbury

Sketch 1  
NTS

780-8/76-2  
Date: 2012 05 10

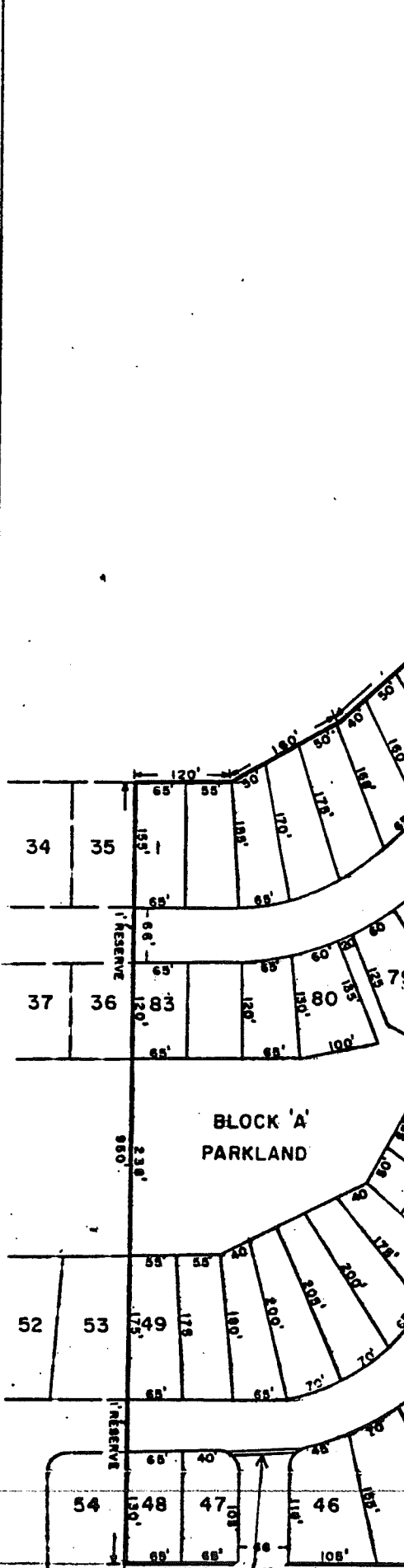
PATRICIA STREET



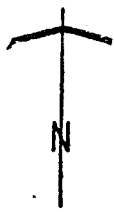
WILLIAM AVE.

MIKKOLA ROAD

FIELD ST.  
BONNIE ST.



BLOCK 'A'  
PARKLAND



planning and development department

Part of Lot 5, Concession IV,  
Part of Parcel 1669, Twp. of Waters

scale: 1"=200'      date: September, 1977



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

1. That this approval applies to the draft plan prepared by Charles Jireada, Ontario Land Surveyor, dated July 24<sup>th</sup>, 1979 which shows a total of 85 lots and five blocks (Blocks 86 to 90 inclusive), as shown on the attached revised draft plan. The approved plan is further amended by adding an additional 7 lots, shown as lots 20 to 26 on a final plan of survey, prepared by Terry Del Bosco, O.L.S. and dated September 14, 2005.
2. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury concerning the provision of roads, installation of services and drainage.
3. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
4. That the road allowances included in this draft plan shall be dedicated as public highways.
5. That Block C as outlined on the draft plan shall be dedicated for easement purposes to the municipality.
6. That the streets shall be named to the satisfaction of the municipality.
7. That any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust by the municipality.
8. That the owner conveys up to 5% of the land included in the draft plan to the City of Greater Sudbury for park purposes under Section 33(5)(a) of the Planning Act. This shall include Block A.
9. Deleted
10. That the owner agrees via the subdivision agreement with the City of Greater Sudbury in wording acceptable to the Ministry of Natural Resources to the following:
  - (i) that prior to the initiation of any grading or construction on the site, the owner shall prepare a detailed engineering and drainage report to the satisfaction of the District Manager of the Ministry of Natural Resources which will describe the means whereby storm water will be conducted from the site and the means whereby erosion and siltation and their effects will be minimized on the site, both during and after the construction period;

- (ii) to implement the recommendations of the report undertaken in condition 10(i) to the satisfaction of the District Manager of the Ministry of Natural Resources.
  - (iii) to include the provision whereby all prospective purchasers are notified in all offer to purchase and sale agreements that any private dwellings and ancillary structures must be flood proofed to an elevation of 795 feet.
11. Deleted
  12. Deleted
  13. That prior to the signing of the final plan, we are to be advised by the General Manager of Public Works that there is an adequate communal water supply to service this proposed development.
  14. That the subdivision agreement between the owner and the municipality be registered against the lands to which it applies.
  15. That prior to the signing of the final plan, the Planning Services Division is to be advised by the City Solicitor that conditions 2, 3, 5, 6, 7, 8 and 14 have been satisfied.
  16. That before the Minister's final approval is given we are to be advised in writing by the Ministry of Natural Resources how Condition 10 has been satisfied.
  17. Deleted
  18. That this draft approval shall lapse on November 20, 2012.