

Date: February 22, 2021

Staff Report

Applicant:

Dalron Construction Ltd.

Location:

Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on April 23, 2003, and subsequently approved Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. The draft approval was most recently extended by Council on April 24, 2018, and is set to expire again on April 23, 2021.

Proposal:

The owner is requesting that the draft approval for the above noted lands be extended for a period of two years until April 23, 2023.

Background:

The City received a request from Dalron Construction Ltd. on January 5, 2021 to extend draft approval on a plan of subdivision for a period of two years on those lands described as Part of Parcel 47429 S.E.S. and Parts 4 and 5, Plan 53R-17363, Lots 3 and 4, Concession 6, Township of Broder.

The plan of subdivision was draft approved initially on April 23, 2003, and subsequently approved by Council on August 21, 2003 to include seven additional lots for a total of 48 single-detached lots. None of the lots had been registered at the time of writing this report. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on April 23, 2021.

The lands are to be accessed via Louisa Drive. The lands within the plan of subdivision are designated Living Area 1 in the Official Plan. The lands are currently zoned 'R1-5', Low Density Residential One.

The draft approval is set to expire on April 23, 2021. Following the owner's request, staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 23, 2023.

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.

Departmental & Agency Circulation:

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Environmental Planning Initiatives, Conservation Sudbury, and Transit Services have each advised that they have no concerns from their respective areas of interest. In some cases, they have recommended technical updates or revisions.

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Planning Considerations:

[Official Plan](#)

Section 20.4.2 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 draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

The owner has advised that the challenge with the development of Willow Ridge has been deficient fire flow. They made a request to the City for an updated water pressure analysis, and it has now been confirmed that there is sufficient supply and pressure at this location for development purposes.

Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

Draft Approval Conditions

Condition #31 should be deleted entirely and replaced with a sentence referring to April 23, 2023, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Conservation Sudbury has requested to be added as a review party for Condition #10, so as to be able to review the geotechnical report for the portion of development that includes the wetland, updating the title of a report in Condition #34 from "Siltation Plan" to "Sediment and Erosion Control Plan", and by requesting an additional condition and a note related to their regulatory role with respect to a wetland on the easterly portion of the property.

Development Engineering has commented on design drawings received from the developer in May of 2004 and identified deficient fire flow in the area. Since that time, upgrades to the water infrastructure have been completed and a recent review of the water supply model shows that there is now sufficient supply and pressure at this location for development purposes. As such, they request that Conditions 24 and 25 be deleted as there is no longer a need for a water booster station.

Infrastructure and Capital Planning Services, Drainage Section, has requested updated stormwater management conditions requiring the owner to design and construct stormwater management works and to dedicate the lands for stormwater management to the City.

Environmental Planning Initiatives has advised Condition #41 should be modified by replacing "Ministry of Natural Resources and Forestry" with "Ministry of the Environment, Conservation and Parks".

Housekeeping changes are recommended to ensure consistency in terminology when referring to the City and the owner. Reference to regulatory requirements related to soils management is recommended to be added to Condition #34.

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 the draft approved plan of subdivision for reference purposes.

The applicant has paid the applicable processing fee in the amount of \$1568.33. This amount is calculated as per By-law 2017-24 being the Miscellaneous Use Fees By-law.

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Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension. 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 section 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 the draft approval for the subject lands for a period of two years until April 23, 2023, be approved as outlined in the Resolution section of this report.