

Title: Deschene Road, Hanmer

Date: January 25, 2021

Staff Report

Applicant:

Keystone Homes Inc.

Location:

PIN 73504-3102, Part 3, Plan 53R-21074 in Lot 5, Concession 3, Township of Hanmer (Deschene Road, Hanmer)

Application:

To amend [By-law 2010-100Z](#) being the City of Greater Sudbury Zoning By-law by removing the “H”, Holding Designation on lands zoned “H43C2”, Holding General Commercial. The subject lands will be rezoned “R3 Special”, Medium Density Residential Special and “C2”, General Commercial as part of a concurrent proposal to develop the site on Deschene Road in Hanmer. The holding designation will remain on abutting lands under separate ownership.

Proposal:

Planning Committee Resolution PL2020-137 was approved by Council on November 24, 2020 in order to permit the following:

1. Rezone part of PINs 73504-3102 and 73504-2283 to R3 Special in order to permit an 80-unit row dwelling complex and related accessory uses, to include an outdoor recreation area and stormwater facilities on abutting rural lands; and,
2. Consolidate an approximate 1,752 m² southerly portion of PIN 73504-3102 with abutting PIN 73504-1924 (5074 Highway 69 North) and rezone to “C2”, General Commercial.

Background:

The holding provision was applied in March 2019 order to accommodate the severance of the subject land from the rural parent parcel (File 751-7/18-4; Resolution PL2020-19; By-law 2019-46Z). The “H43”, Holding symbol shall only be removed by Council provided the following conditions are first satisfied:

- i) The owners shall have entered into a servicing agreement with the City of Greater Sudbury respecting the extension of municipal sanitary sewer services to service the lands subject to the “H”, Hold symbol, and agree to contribute towards the cost of the extension of the sanitary sewer;
- ii) Municipal sanitary services are available to service the development;
- iii) A traffic impact analysis which identifies those road improvements which are required to support the uses permitted on the lands subject to the “H”, Hold symbol and that the owner enter into an agreement with the City to contribute towards the cost of any improvements or upgrades identified in the study including a paved shoulder on the west side of Deschene Road from the north limit of the lands subject to the “H” to Municipal Road 80;
- iv) Stormwater Management Report, to include details concerning a stormwater drainage outlet for the site and that the owner enter into an agreement with the City to contribute towards the cost of any drainage improvements identified in the report.

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Planning considerations:

The removal of the holding designation is viewed as a technical amendment, as the conditions for lifting the holding provision are no longer relevant and will be superseded by the "R3 Special", Medium Density Residential Special and "C2", General Commercial zoning. Following the initial implementation of the holding designation, the owner subsequently acquired adjacent lands and the proposed row dwelling complex can now be serviced from Philippe Street. A Traffic Impact Study is not required for this specific development and matters related to stormwater management can be addressed at site plan stage.

It is therefore recommended that the holding provision be lifted in order for development to proceed.

The holding designation will remain on abutting lands under separate ownership for which the conditions remain applicable.

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