

**Title: J. Corsi Developments Inc.**

**Date: December 7, 2020**

## **Staff Report**

### **Applicant:**

J. Corsi Developments Inc.

### **Location:**

PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim

### **Application:**

To extend the draft approval of the nine-lot 2017 Corsi Hill subdivision plan. The subdivision is scheduled to lapse on April 15, 2021 and this is the first time an extension has been requested.

### **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 January 15, 2024.

### **Background**

J. Corsi Developments Inc. is the owner of the draft approved plan of subdivision on lands located at the north end of Corsi Hill in Sudbury. The City received a request from J. Corsi Developments Inc. on October 8, 2020 to extend the draft approval for a period of three years on those lands described as PIN 73588-0987, Part 1, Plan 53R-14036, Except Part 1, 53R-17900 & Plan 53M-1356, Lot 8, Concession 2, Township of McKim. The draft approved plan of subdivision includes a total of 9 lots for single detached dwellings and two (2) blocks for open space use (Block 11 is to be transferred to the City).

The lands within the plan of subdivision are designated Parks & Open Space and are identified as a Comprehensive Planned Unit Development area. The lands are currently zoned 'OSP', Open Space Private.

The original concurrent rezoning application lapsed, File 751-6/16-21. A subsequent rezoning application, File 751-6/20-10, has recently been conditionally approved on the basis of the owner providing a survey that identifies the lands to be developed for single residential and open space purposes. Lots 1 to 9 are to be zoned 'R1-5(S)', Low Density Residential One Special with a site-specific provision requiring the lands to be subject to site plan control, Block 11 is to be zoned 'OSC', Opens Space Conservation, and Block 10 is to retain the current zoning.

The subdivision was revised in 2019 to reduce the parkland block to be dedicated to the City (Block 11), on the basis that the proposal would continue to preserve the natural landscape and would still exceed the City's minimum parkland dedication requirements. The most recent conditions of approval and the approved draft plan are attached.

A three-month extension was provided in order to accommodate the review of the proposed extension of draft plan approval. 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 January 15, 2024.

**Title: J. Corsi Developments Inc.**

**Date: December 7, 2020**

## **Departmental & Agency Circulation**

Infrastructure and Capital Planning Services, Building Services, Transit, Fire Services, Development Engineering, Conservation Sudbury, and Environmental Planning Initiatives 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.

Over 2019 and 2020 the owner has worked to redraft the subdivision and rezone the lands. Staff are satisfied that the owner is making reasonable efforts towards developing the subdivision.

### Draft Approval Conditions

Condition #11 should be deleted entirely and replaced with a sentence referring to January 15, 2024, as the revised date on which the subject draft plan approval shall lapse.

Conservation Sudbury has requested updating Condition #13 and #15 to clarify that certain required reports are subject to their review and approval, updating the title of a report in Condition #25, and requesting a Note be added at the end of the Conditions of Draft Approval to advise that there may be hazard(s) on-site that are identified during site development.

Infrastructure and Capital Planning Services has requested that Condition #16 regarding storm water management facilities be replaced with an updated condition requiring a storm water management report and associated plans to be prepared in accordance with specific criteria.

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

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.

**Title: J. Corsi Developments Inc.**

**Date: December 7, 2020**

## **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 Corsi Hill subdivision for a period of three years until January 15, 2024, be approved as outlined in the Resolution section of this report.