

Request for Decision

Moonlight Ridge Subdivision, Sudbury

Presented To:	Planning Committee
Presented:	Monday, Dec 14, 2020
Report Date	Friday, Nov 20, 2020
Type:	Public Hearings
File Number:	751-6/20-17

Resolution

THAT the City of Greater Sudbury approves the application by Dalron Construction Limited to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One to “R2-2 Special”, Low Density Residential Two Special on lands described as Part of PINs 73575-0516 and 73575-0664, Part of Parts 6 & 9, Plan 53R-19231, Parts 1 to 4, Plan 53R-20294 in Lot 9, Concession 3, Township of Neelon, as outlined in the report entitled “Moonlight Ridge Subdivision, Sudbury”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 14, 2020, subject to the following conditions:

a) That prior to the adoption of the amending by-law, the owner shall provide the Development Approvals Section with a final plan of survey in order to enact the amending by-law. Proposed Lot 7 shall be identified as a separate part on the plan in order to implement the necessary site-specific relief;

b) That the amending by-law include the following site-specific provisions:

i) The minimum rear yard on proposed Lot 7 shall be 3.7 metres; and,

ii) The minimum lot depth on proposed Lot 7 shall be 25 metres.

c) Conditional approval shall lapse on December 15, 2022 unless Condition a) above has been met or an extension has been granted by Council.

Signed By

Report Prepared By

Mauro Manzon
Senior Planner
Digitally Signed Nov 20, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Nov 20, 20

Recommended by the Division

Stephen Monet
Manager of Environmental Planning Initiatives
Digitally Signed Nov 20, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Nov 26, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Nov 29, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Dec 1, 20

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application aligns with the Strategic Plan by addressing increased housing supply in

the City.

Report Summary

An application for rezoning has been submitted in order to rezone three (3) draft approved lots in the Moonlight Ridge subdivision in order permit semi-detached dwellings. The lots are suitably sized to accommodate the proposed use, which is consistent with the planned character of the area. Minor relief is required due to the irregular configuration of proposed Lot 7. The application is recommended for approval subject to a final plan of survey.

Financial Implications

If the rezoning is approved, staff estimates approximately \$24,000 in taxation revenue, based on the assumption of 6 semi-detached dwelling units at an estimated assessed value of \$300,000 per dwelling unit at the 2020 property tax rates.

In addition, this development would result in total development charges of approximately \$88,000 based on the assumption of 6 semi-detached dwelling units and based on the rates in effect as of this report.

Staff Report

Proposal:

An application for rezoning has been submitted in order to permit semi-detached dwellings on three (3) draft approved lots as part of Phase 4 of the Moonlight Ridge subdivision. Phase 4 comprises 16 lots for low density residential use and would be the final phase of this planned subdivision.

Existing Zoning: "R1-5", Low Density Residential One

R1-5 zoning permits a single detached dwelling and related accessory uses. A secondary dwelling unit may also be permitted subject to the provisions of Section 4.2.10 of the Zoning By-law.

Requested Zoning: "R2-2 Special", Low Density Residential Two Special

R2-2 zoning permits single detached, semi-detached and duplex dwellings. Site-specific relief for the rear yard setback and lot depth is required for the south part of proposed Lot 7.

Location and Site Description:

Part of PINs 73575-0516 and 73575-0664, Part of Parts 6 & 9, Plan 53R-19231, Parts 1 to 4, Plan 53R-20294 in Lot 9, Concession 3, Township of Neelon (Moonlight Ridge Subdivision, Sudbury)

The subject property comprises vacant land located within the Moonlight Ridge plan of subdivision. The proposed lots will have frontage on the future southerly extension of Eclipse Crescent. The area is fully serviced by municipal water and sanitary sewer. The closest public transit stop is located on Bancroft Drive at Estelle Street, an approximate 250-metre walking distance.

Total area of the land to be rezoned is 0.28 ha, with 47.8 metres of road frontage. The surrounding area comprises a low density residential subdivision with single and semi-detached dwellings as the predominant housing types.

The subject property is located within a vulnerable area under the Source Protection Plan being Ramsey Lake Intake Protection Zone (IPZ) 3. The property does not fall within the regulated area of Conservation Sudbury.

Surrounding Land Uses:

The area surrounding the site includes:

North:	undeveloped subdivision lands zoned R2-2
East:	rear yard of a single detached dwelling fronting onto Bancroft Drive
South:	single detached dwellings fronting onto Bancroft Drive
West:	undeveloped subdivision lands zoned R1-5

Public Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail-out to property owners and tenants within a minimum of 120 metres of the property.

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

The owner issued a letter describing the project with contact information to adjacent property owners and residents utilizing the City's standard mailing radius.

As of the date of this report, no phone calls or written submissions have been received by Planning Services.

Policy & Regulatory Framework:

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Policy Statement (PPS):

Municipalities in the Province of Ontario are required under Section 3 of the [Planning Act](#) to ensure that decisions affecting planning matters are consistent with the Provincial Policy Statement.

Designated growth areas are defined as undeveloped lands that are designated for growth and located within settlement area boundaries. Under the policies of Section 1.1.3, new development in designated growth areas should occur adjacent to the existing built-up area. A range and mix of housing types is promoted to accommodate all housing needs. Development within settlement areas shall efficiently use the infrastructure and public service facilities, which are planned or available.

Section 2.2.1 addresses water resources. Planning authorities shall protect, improve or restore the quality and quantity of water by protecting all municipal drinking water supplies and designated vulnerable areas.

Growth Plan for Northern Ontario (GPNO):

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario.

Section 4.3.3 of the GPNO encourages an appropriate range and mix of housing types in Economic and Service Hubs, which includes Greater Sudbury and other major centres in Northern Ontario.

Official Plan for the City of Greater Sudbury:

Living Area 1

The subject land is designated as Living Area 1, which permits all forms of low density housing. The following criteria under Section 3.2.1 of the Official Plan are to be considered:

- a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;
- b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
- c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d. the impact of traffic on local streets is minimal.

Residential intensification

The application is a form of residential intensification given the increased density that is proposed. Section 2.3.3 of the Plan addresses residential intensification in settlement areas. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

- a. the suitability of the site in terms of the size and shape of the lot, soil conditions, topography and drainage;
- b. compatibility with the existing and planned character of the area;
- c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
- d. the availability of existing and planned infrastructure and public service facilities;
- e. the provision of adequate ingress/egress, off-street parking and loading facilities, and safe and convenient vehicular circulation;
- f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
- g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
- h. the level of sun-shadowing and wind impact on the surrounding public realm;
- i. impacts of the proposed development on surrounding natural features and areas and cultural heritage resources;
- j. the relationship between the proposed development and any natural or man-made hazards; and,
- k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

Zoning By-law 2010-100Z:

Site-specific zoning relief is necessitated by the irregular configuration of proposed Lot 7, as the owner was not able to acquire adjacent land to improve the lot fabric. Both variances are for the south part of proposed Lot 7:

- Lot depth of 25.9 metres where 30 metres is required; and,
- Rear yard setback of 3.7 metres where 7.5 metres is required.

Site Plan Control:

Site plan control is not implemented for low density housing types. However, the property will be subject to a subdivision agreement as part of the registration of Phase 4.

Department/Agency Review:

Commenting departments and agencies have no objections related to this application.

Planning Analysis:

Land use compatibility

The Moonlight Ridge plan of subdivision was intended to accommodate a mix of low density housing types, including single and semi-detached dwellings. In this case, there are several blocks of semi-detached dwellings that have already been developed, including both sides of Eclipse Crescent to the north. The owner is proposing to rezone an additional three (3) lots, which would be contiguous with lands already zoned R2-2.

The proposed use forms a good fit with adjacent uses and does not present any land use compatibility concerns. Furthermore, it is generally preferable to group similar housing types together and rezone for semis on a block or part-block basis, as is proposed with this application.

Proposed lot fabric

The proposed lot fabric has been appropriately configured to accommodate semi-detached dwellings. All lots have sufficient area to meet the minimum requirement of 275 m² of lot area per semi-detached unit. It is further noted that the lots have sufficient frontage at the street line to meet the minimum requirement of 6.5 metres for a semi-detached dwelling.

The one exception is proposed Lot 7, as illustrated on Sketch #2. The owner was not able to acquire abutting lands to round out the lot fabric, which results in an irregular lot configuration that requires site-specific zoning relief. The variances can be supported based on the following rationale:

- The resultant lot depth of 25.9 metres where 30 metres is required is considered minor in nature and appropriate in terms of development of the land;
- The rear yard setback of 3.7 metres is considered a technical amendment due to the irregular lot shape, as there remains sufficient area in the rear yard to provide an adequate outdoor amenity area; and,
- Development Engineering advised that the irregular configuration will not constrain proper lot grading and drainage.

Staff recommend that the site-specific relief be implemented as part of the amending by-law.

Source Protection Plan

Water/Wastewater Services advised that there are no concerns related to the Source Protection Plan. No significant threats have been identified based on the nature of development. The owner is advised that a Section 59 application under the Clean Water Act is required at the building permit stage.

Official Plan

The proposal conforms to the key policies applied to development in Living Areas, including the criteria applied to residential intensification. Services are adequate for the site as per the approved subdivision plan. The dwelling type is consistent with the existing mix of housing in the adjacent area. The traffic impact on local streets is minimal given the net increase of only three (3) units.

Although minor in scale, the proposal is a form of residential intensification based on the increased density. The lots are suitably sized for the proposed use, which presents compatibility with the existing and planned character of the area. Public transit is within walking distance on Bancroft Drive.

2020 Provincial Policy Statement and 2011 Growth Plan for Northern Ontario

The application is aligned with the policies applied to development in settlement areas. The subject site is located in a designated growth area that is directly adjacent to a built up urban area. The proposal will further diversify the mix of housing in the area. As a form of residential intensification, the proposed low density use is deemed appropriate given the predominant character of the area. There are no identified threats related to the source protection area.

The application also conforms to the Growth Plan based on the increased housing capacity that is proposed in support of the City's designation as an Economic and Service Hub.

Conclusion:

Planning Services recommends that the application for rezoning be approved subject to the conditions outlined in the Resolution section of this report.

Appendix 1

Departmental & Agency Comments

File: 751-6/20-17

RE: Application for Rezoning – Dalron Construction Limited
Part of PINs 73575-0516 and 73575-0664, Part of Parts 6 & 9, Plan 53R-19231, Parts 1 to 4, Plan 53R-20294 in Lot 9, Concession 3, Township of Neelon
(Moonlight Ridge Subdivision, Sudbury)

Development Engineering

We are currently reviewing the subdivision drawings which include the above mentioned lots and will ensure that all servicing and lot grading will reflect the proposed zoning.

We have no objection to changing the zoning classification from “R1-5”, Low Density Residential One to “R2-2”, Low Density Residential Two in order to permit semi-detached dwellings.

Infrastructure Capital Planning Services

No concerns.

Building Services

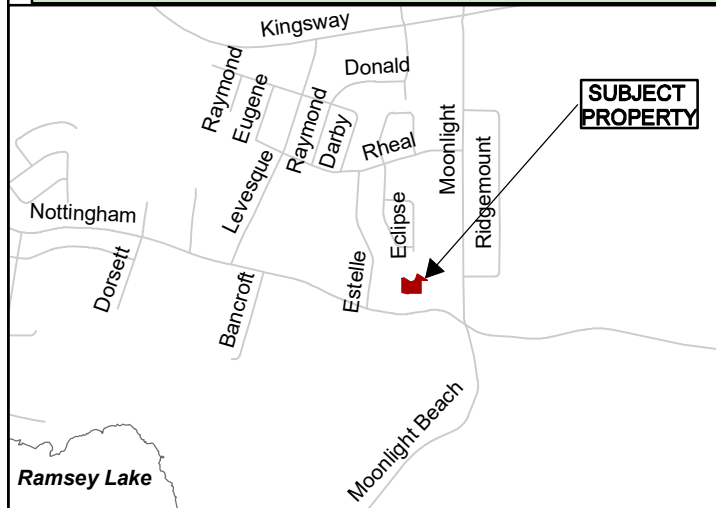
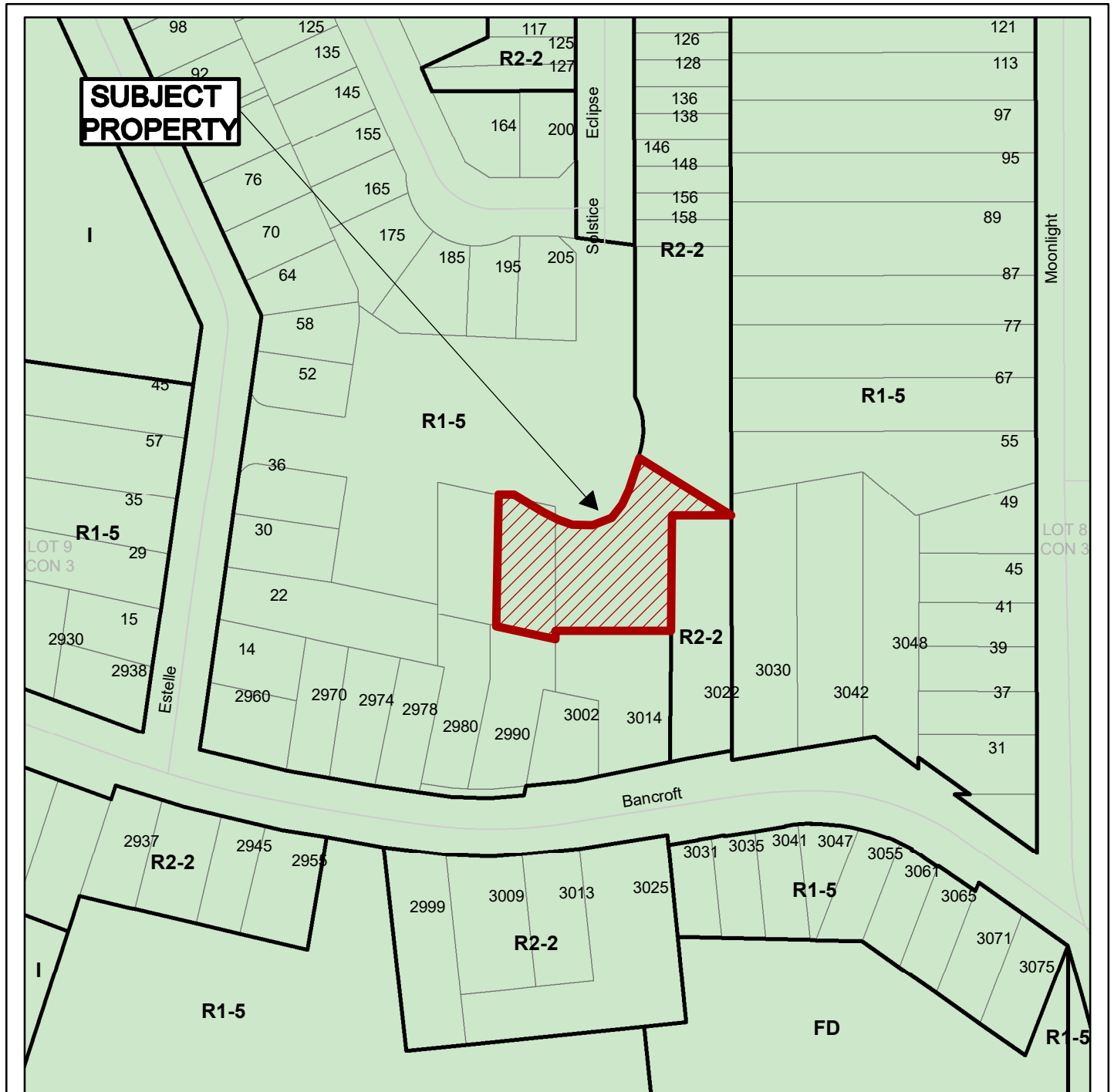
Building Services can advise that we have no objections to this application other than the following comment for the applicant's information:

The Geotechnical engineer will be required to address on-site and excess soil management when O.Reg. 406/19 comes into force.

Water/Wastewater Services (Source Protection Plan)

No activity or activities engaged in or proposed to be engaged in on the above noted property are considered to be significant drinking water threats.

Source Protection Plan Map



Growth and Infrastructure Department

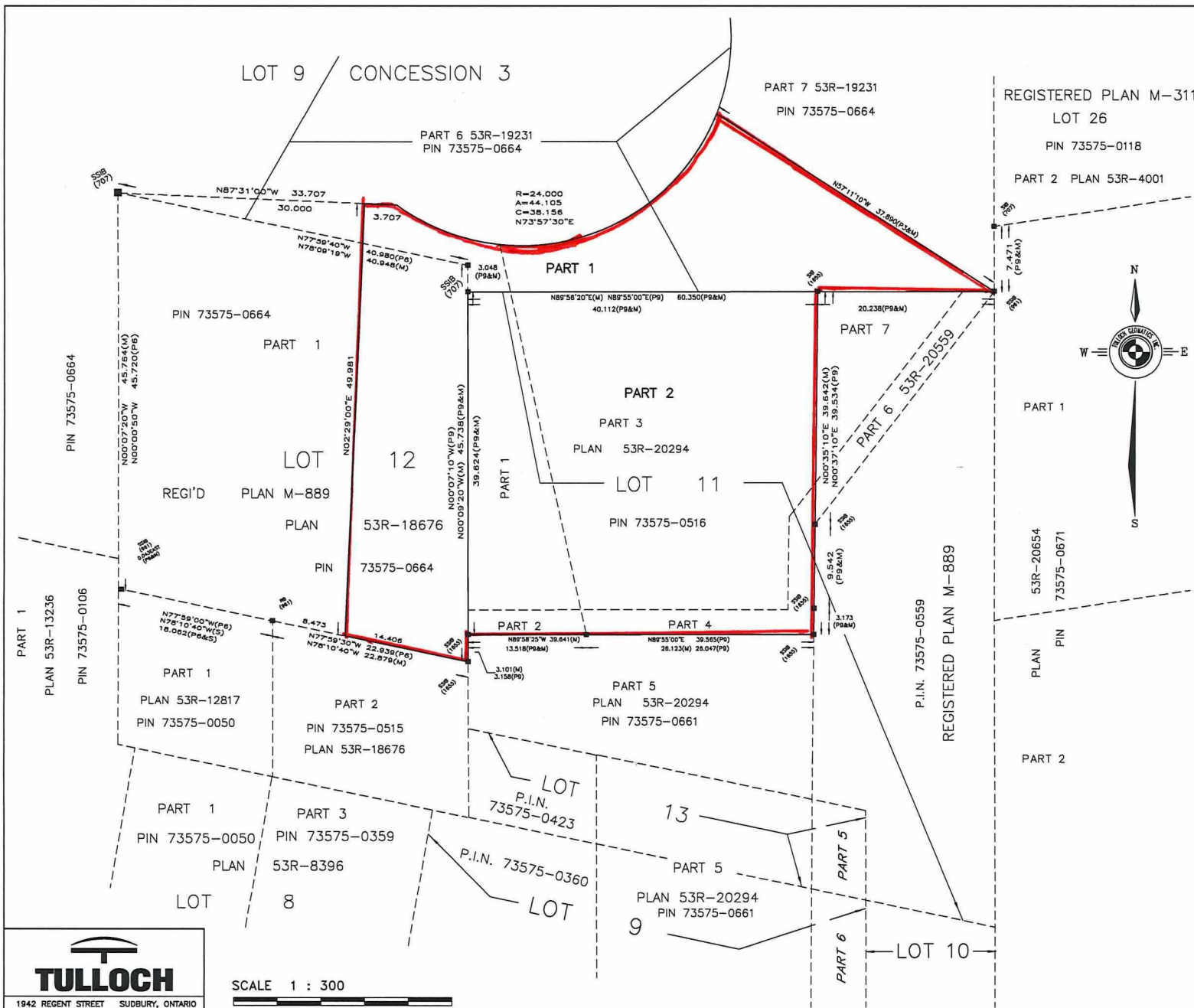


Subject Property being part of PINs 73575-0516 & 73575-0664, Part of Part 6 & 9, Plan 53R-19231 & Parts 1-4, Plan 53R-20294, Lot 9, Concession 3, Township of Neelon, Moonlight Ridge, Sudbury, City of Greater Sudbury

SPP: Ramsey Lake Watershed, IPZ 3

Sketch 1
NTS

751-6/20-17
Date: 2020 09 24



PLAN 53R-

RECEIVED AND DEPOSITED
DATE

REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF SUDBURY (No. 53)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

DATE TERRY DEL BOSCO, O.L.S.

SCHEDULE				
PART	LOT	PLAN / CON.	PIN	AREA
1	PART OF LOT 9 PART OF LOT 12	REGISTERED PLAN M-889	73575-0664	1221±SQ.M.
2	PART OF LOT 11	REGISTERED PLAN M-889	73575-0516	1577±SQ.M.
TOWNSHIP OF NEELON				

PLAN OF SURVEY OF
PART OF
LOTS 11 AND 12
REGISTERED PLAN M-889
AND
PART OF
LOT 9
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
2020

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.E.G. 214/10

POINT ID	NORTHING	EASTING
ORP A		
ORP B		
ORP C		

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.99958

LEGEND

SIB	DENOTES	STANDARD IRON BAR.
SSIB	DENOTES	SHORT STANDARD IRON BAR.
IB	DENOTES	IRON BAR.
RB	DENOTES	ROCK BAR.
WT	DENOTES	WITNESS
OD	DENOTES	MONUMENT PLANTED.
M	DENOTES	MONUMENT FOUND.
(M)	DENOTES	MEASURED.
P	DENOTES	REGISTERED PLAN 53M-1415
P2	DENOTES	PLAN 53R-20378
P3	DENOTES	PLAN 53R-19231
P4	DENOTES	PLAN 53R-20854
P5	DENOTES	REGISTERED M-928
P6	DENOTES	PLAN 53R-18676
P7	DENOTES	PLAN 53R-13236
P8	DENOTES	PLAN 53R-12817
(707)	DENOTES	LANE & LANE, O.L.S.
(861)	DENOTES	R. G. HOLDER, O.L.S.
(1450)	DENOTES	S. J. COSSLING, O.L.S.
(1855)	DENOTES	T. W. DEL BOSCO, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14th DAY OF

DATED AT SUDBURY, ONTARIO

TERRY DEL BOSCO, O.L.S.

NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF SUDBURY AT _____ O'CLOCK ON THE
_____ DAY OF _____ 20 _____ AND ENTERED IN
THE REGISTER FOR PING 73575-0516
73575-0464
AND REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT No. _____

THIS PLAN LAYS OUT ALL OF PIN'S 73575-0516 & 73575-0654

SCALE 1 : 500

0 10 20 30 40 METERS

ESTELLE STREET
PIN 73575-0428



TULLOCH

1942 REGENT STREET UNIT L P3E 5V5	SUDBURY, ONTARIO 705-671-2295
FILE 202306 M PLAN AUG 18 2020	

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 218/10

POINT ID	NORTHING	EASTING
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CRP A		
CRP B		

089 C		
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COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

DEADENDS ARE LITHIUM IONS DERIVED FROM COORDINATED BENZENE RING A AND B

BEARINGS ARE UTM TRUE, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COORDINATE SCALE FACTOR OF 0.99981168.

THE COMBINED SCALE FACTOR OF 0.000026108

APPROVED UNDER SECTION 51 OF THE

PLANNING ACT R.S.O. 1990, THIS

DAY OF _____ 2021

AND PART OF

LOT 9, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
TERRY DEL BOSCO, O.L.S.
2020

LEGEND

310	DENOTES	STANDARD IRON BAR.
530B	DENOTES	SHORT STANDARD IRON BAR.
IB	DENOTES	IRON BAR.
R/R	DENOTES	ROCK BAR.
WIT	DENOTES	WITNESS.
C	DENOTES	MONUMENT PLANTED.
■	DENOTES	MONUMENT FOUND.
(M)	DENOTES	MEASURED.
DE	DENOTES	REGISTERED PLAN 53M-1415
P2	DENOTES	PLAN 53R-20378
P3	DENOTES	PLAN 53R-18231
P4	DENOTES	PLAN 53R-20554
P5	DENOTES	REGISTERED M-928
P6	DENOTES	PLAN 53R-18876
P7	DENOTES	PLAN 53R-18876
P8	DENOTES	PLAN 53R-12817
(707)	DENOTES	LANE & LANE, O.L.S.
(961)	DENOTES	R. G. HOLDER, O.L.S.
(1000)	DENOTES	C. COOPER, O.L.S.
(1820)	DENOTES	T. W. DEL BOSCO, O.L.S.

OWNER'S CERTIFICATE

IT BE COMES TO NOTICE THAT:

- 1) LOTS 1 TO 16 INCLUSIVE AND THE STREET, NAMELY: ECLIPSE CRESCENT IS LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- 2) THE STREET IS HEREBY DEDICATED AS A PUBLIC HIGHWAY.

DATE _____

RON ARNOLD
DALRON CONSTRUCTION LIMITED
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
- 2) THIS SURVEY WAS COMPLETED ON THE

DATE _____

TERRY DEL BOSCO
ONTARIO LAND SURVEYOR

NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

File: 751-6/20-17
Moonlight Ridge,
Sudbury
2017 Orthophotography

Estelle Street

Solstice Street

Eclipse Crescent

Bancroft Drive



Subject Property

