

## **Staff Report**

### **Background:**

The owner of the above noted property has requested a two-year draft approval extension for the proposed Nature's Haven II subdivision on the north side of Cote Boulevard in Hanmer. If approved, the new lapsing date will be September 30, 2022. The original draft approval date is September 30, 2008

The plan is comprised of 85 lots for single residential use. The lands were rezoned in final form in February 2013. Draft plan approval was previously extended in 2011, 2014 and 2017. None of the conditions of draft approval have been addressed to date.

The property was sold in July 2019. No major amendments to the draft plan are proposed by the owner at this time. Draft plan conditions dated August 2020 are attached for review.

### **Departmental & Agency Comments:**

#### Development Engineering

A pre-consultation meeting was held regarding Phase 1 and we are currently awaiting submission of construction drawings.

We have no objection to the two-year extension of this draft plan of subdivision.

#### Transportation and Innovation

Please revise the conditions as follows:

That Street E will require a sidewalk to be constructed on both sides of the roadway, as it will be designated a Collector Road.

That Streets F, A, B, C and D must connect to St. Michel Street as part of the development.

#### Drainage Section

Original condition number 21 is deleted and replaced with the following condition:

A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 5 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
- The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 10 year design storm.

- The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater.
- "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks.
- Stormwater management must follow the recommendations of the Whitson River Subwatershed Study.
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan.
- The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure.
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties.
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.

#### Water/Wastewater Services

This request does not appear to have any activities that would be considered a significant drinking water threat at this time. The applicant may be subject to a Section 59 Restricted Land Use Review for future Planning/Building Services applications in WHPA C of Wells E, F, Q and R.

#### Building Services

Based on the information provided, we can advise that Building Services has no objections to the request for extension, subject to the following modifications:

- To be added to the geotechnical requirements of Condition #19: "The geotechnical engineer will be required to address On-site and Excess Soil Management when O. Reg. 406/19 comes into force.
- To be added at the end of Condition #19: "A Soils Caution Agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor."
- Proposed Lots 15 to 50 are located within an area designated as WHPA C Wellhead Protection Area Score 8, and will be subject to Land Use Review under the Greater Sudbury Source Protection Plan.

## **Summary:**

### Proposed amendments

The new owner is not proposing any major amendments to the draft plan at this time. However, Staff are requesting updates to several conditions as follows:

- Roads Section has provided greater clarity as to the requirements applied to the proposed road network;
- Drainage Section has updated the stormwater condition to provide more detail;
- Clauses related to a soils caution agreement, lot grading agreement and development charges agreement are added to the applicable conditions (these are now standard conditions to be applied to all draft plan approvals); and,
- Canada Post condition was added as a housekeeping item.

### Official Plan

Section 20.4.2 of the Official Plan 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. Staff notes that this particular draft plan approval was originally approved by Council on September 30, 2008.

In this case, the property was sold in July 2019 to the current owner. The new owner's consultant is working on Phase 1 submissions including the stormwater management design. An extension to the draft plan approval is therefore warranted.

### 2020 Provincial Policy Statement (PPS) and 2011 Growth Plan for Northern Ontario (GPNO)

Under Section 1.1.3.6 of the PPS, new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Section 2.2.1 addresses water resources. Planning authorities shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas.

In this case, the subject lands are designated Living Area 1 and form part of a designated growth area. The draft plan represents a logical extension of services to accommodate future residential development and is consistent with the phasing policies of the PPS. The development will be fully serviced and does not represent a threat to the municipal wellhead protection area.

Along with other major urban centres in Northern Ontario, Greater Sudbury is identified as an Economic and Service Hub. Policy 4.3.2 of the GPNO states that these identified municipalities should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario.

The application is consistent with the relevant policies of the 2020 PPS and conforms to the 2011 GPNO.

## **Conclusion:**

Planning Services recommends that a 2-year extension of the draft plan of subdivision be granted subject to the conditions outlined in the Resolution section of this report.