

Title: Dalron Construction Ltd.

Date: January 31, 2019

STAFF REPORT

Applicant:

Dalron Construction Ltd.

Location:

Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder (Pondsvew Court Subdivision, Sudbury)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on January 14, 1994. The draft approval was most recently extended by Council on April 24, 2018 until April 16, 2019 for a plan of subdivision on those lands described as Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of one year until April 16, 2020.

Background:

The City received a written request from Dalron Construction Ltd. on December 6, 2018, to extend the draft approval on a plan of subdivision for a period of one year on those lands described as Parcels 48646, 50208 & 49504, Parts 1-19, Plan 53R-14976, Lots 4 & 5, Concession 6, Township of Broder. The subject draft plan of subdivision was initially approved by Council for a total of 20 residential lots permitting single-detached dwellings. The lots are to be accessed from Algonquin Road.

The draft approval is set to expire again on April 16, 2019 and staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to April 16, 2020.

Departmental & Agency Circulation:

Active Transportation, Building Services, Canada Post, Development Engineering, Drainage, Environmental Planning Initiatives, Nickel District Conservation Authority, and Roads, Traffic and Transportation have each advised that they have no concerns from their respective areas of interest.

Development Engineering did however note that construction drawings for the draft approved plan of subdivision were approved on March 28, 2017.

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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.

Staff notes that this particular draft plan approval was originally approved by Council on January 14, 1994, and since that time there have been no phases or lots registered. The owner has advised staff that they intend to continue to pursue the development of the subdivision. The owner has further advised that they are currently awaiting necessary approvals from the Ministry of the Environment, Conservation and Parks (MOECP) in order to proceed with registration and construction of the draft approved plan of subdivision.

Draft Approval Conditions

Condition #28 should be deleted entirely and replaced with a sentence referring to April 16, 2020, as the revised date on which the subject draft plan approval shall lapse.

Other administrative and housekeeping changes to the draft approval documents have also been included where necessary.

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 a sketch of the draft approved plan of subdivision for reference purposes.

Processing Fees

The owner is required to pay the applicable processing fee in the amount of \$460.00. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. This amount was calculated as per By-law 2017-222 being the Miscellaneous User Fees By-law that was in effect at the time the request was made.

Summary:

The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of one year. 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 Pondsview Court Subdivision for a period of one year until April 16, 2020, be approved as outlined in the Resolution section of this report.