

Date: October 13, 2020

Staff Report

Applicant:

Saldan Developments Ltd.

Location:

PINs 73505-0993 & 73505-0964, Part of Parcel 16001 SES, Part 20, Plan 53R-17595, Lot 7, Concession 2, Township of Hanmer

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on May 11, 2006. The draft approval was most recently extended by Council on December 12, 2017, and is set to expire again on January 14, 2021 following a temporary administrative extension. The lands are described as PINs 73505-0993 & 73505-0964, Part of Parcel 16001 SES, Part 20, Plan 53R-17595, Lot 7, Concession 2, Township of Hanmer (Larocque Avenue & Municipal Road 80, Val Therese).

Proposal:

The owner is requesting that the draft approval for the above noted lands be extended for a period of two years until October 14, 2022.

Background:

The City received a request from Saldan Developments Ltd. on September 10, 2020 to extend draft approval on a plan of subdivision for a period of two years on those lands described as PINs 73505-0993 & 73505-0964, Part of Parcel 16001 SES, Part 20, Plan 53R-17595, Lot 7, Concession 2, Township of Hanmer.

The plan of subdivision was draft approved initially on May 11, 2006, for a total of 54 single-detached dwelling lots. At the time of writing this report, there are 34 remaining unregistered lots in the draft approved plan of subdivision. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on January 14, 2021.

The lands are to be accessed via the extension of Larocque Avenue and from Municipal Road 80 to the south. The lands within the plan of subdivision are designated Living Area 1 and Parks & Open Space in the Official Plan. The lands are currently zoned 'R1-5', Low Density Residential One, with a portion of the lands subject to a Flood Plan Overlay.

The draft approval is set to expire on January 14, 2021 following a three month administrative extension. Following the owner's request, staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to October 14, 2022.

Owners are advised to contact the Planning Services Division a minimum of four months prior to the lapsing date in order to facilitate the processing time associated with draft plan of subdivision approval extension requests. Applicants must reapply for subdivision approval if a draft plan approval has lapsed as there is no other avenue for relief.

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Departmental & Agency Circulation:

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Environmental Planning Initiatives, Conservation Sudbury, Greater Sudbury Fire Services, Transit Services, and Canada Post have each advised that they have no concerns from their respective areas of interest. In some cases, they have recommended technical updates or revisions.

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.

The owner has advised that they have been working on the design for the balance of the site. Development Engineering has advised that pre-consultation regarding the design for Phase 2 of this subdivision occurred in June of 2020. Submission of design drawings for this phase is anticipated this fall. Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

Draft Approval Conditions

Condition #27 should be deleted entirely and replaced with a sentence referring to October 14, 2022, as the revised date on which the subject draft plan of subdivision approval shall lapse.

Building Services has requested wording be added to Condition #11 to address the requirement to manage excess soils.

Conservation Sudbury has requested updating Condition #17 to clarify that certain required reports are subject to their review and approval, updating the title of a report in Condition #18, and updating Condition #19 to ensure that there is sufficient developable area outside of the flood plain as a result of the Hope Municipal Drain project on certain lots.

Infrastructure and Capital Planning Services has advised that the City requires a 10 m easement to construct a pedestrian path along the future Lillian Street extension right-of-way and along the future Jeanne D'Arc Street right-of-way until such time as the Developer constructs these road connections. It is recommended that this requirement be added to Condition #34 which permits the final approval for registration in phases.

Housekeeping changes are recommended to ensure consistency in terminology when referring to the City.

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 the draft approved plan of subdivision for reference purposes.

The applicant will be required to pay the applicable processing fee in the amount of \$1316.50. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the applicant. This amount is calculated as per By-law 2017-24 being the Miscellaneous Use Fees By-law.

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Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension. 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 section 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 the draft approval for the subject lands for a period of two years until October 14, 2022, be approved as outlined in the Resolution section of this report.