

Title: Dalron Construction Limited

Date: October 8, 2020

STAFF REPORT

Background:

The owner of the subject land has requested a three-year extension for the above noted draft plan of subdivision, which was originally approved on November 30, 2005. There have been four (4) previous extensions since 2009. If approved, the new lapsing date will be November 30, 2023.

The draft plan comprises 149 lots for single residential use. The land are located entirely in a flood plain.

A copy of the most recent conditions of draft plan approval dated March 2018 are attached for review.

Departmental & Agency Comments:

Development Engineering

This draft plan has received multiple draft extensions. There have been no submissions for any phase of construction drawings.

We have no objection to the three year draft plan extension.

Infrastructure Capital Planning Services: Traffic

Add the following as a new condition:

“The owner shall review the street configuration of the subdivision to reduce the amount of cul-de-sacs shown to improve traffic flow and to aid in winter control snow removal.”

Infrastructure Capital Planning Services: Drainage

Delete Conditions #14, 15 and 16 and replace with the following new 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.

Title: Dalron Construction Limited

Date: October 8, 2020

- 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.

Building Services

To be added to Condition #12 and inserted prior to a soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor:

"The geotechnical engineer will be required to address On-site and Excess Soil Management when the regulation comes into force."

Conservation Sudbury

That Condition #17 be deleted and replaced with the following:

"The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and Conservation Sudbury. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

Title: Dalron Construction Limited

Date: October 8, 2020

That the following be added as a new condition:

“The owner shall submit a stormwater management report to the satisfaction of Conservation Sudbury.”

Environmental Planning Initiatives

There are no significant environmental concerns arising from this application that are not already addressed by Council's conditions applying to the approval of the final plan for registration of the subject subdivision.

Canada Post

Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).

Given the number and the layout of the lots in the subdivision, we have determined that 10 CMB(s) will be installed on 3 site(s). Below are the recommended locations:

- a. Side of Lot 1, 3 CMBs
- b. Side of Lots 95/96, 3 CMBs
- c. Side of Lots 79/114, 4 CMBs

Greater Sudbury Transit

No concerns.

Summary:

Proposed amendments

There are several updates to the draft plan conditions as follows:

Drainage Section has updated the stormwater management condition for the proposed subdivision. Conditions 14, 15 and 16 are deleted and replaced with a new condition that provides more detail as to the stormwater requirements at the development stage.

Traffic and Transportation Section is requesting a review of the road layout with the intent of reducing the number of cul-de-sacs. This could potentially improve traffic flows and enhance connectivity and active transportation linkages. This approach is consistent with Official Plan policies and the Transportation Master Plan.

Canada Post has indicated the preferred locations for community mailboxes based on the current draft plan. Any future changes to the road layout shall be forwarded to Canada Post for review.

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 November 30, 2005.

Title: Dalron Construction Limited

Date: October 8, 2020

Development Engineering advised that there have been no submissions since the draft plan was approved in 2005. However, it is acknowledged that the location within a flood plain remains a significant physical constraint to development.

[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.

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 location offers close proximity to services and public transit service is available on MR80.

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.

Planning Services recommends that the request to extend draft plan approval for a period of three (3) years be approved subject to the conditions outlined in the Resolution section of this report.