

Title: Sitiri Investments Ltd.

Date: September 24, 2020

STAFF REPORT

Background:

The owner of the subject land has requested a one-year extension for the above noted draft plan of subdivision, which was originally approved on December 23, 2013. There have been three (3) previous extensions since 2016. If approved, the new lapsing date will be December 23, 2021.

The draft plan was amended in 2017 in order to reconfigure the road layout and permit 10 lots for single residential use and 44 lots for double residential use. Lots 9 and 10 were subsequently rezoned in 2018 to permit semi-detached dwellings (File 751-6/18-3).

Departmental & Agency Comments:

Development Engineering

There have been no submissions for any phases for development of this subdivision since the last draft extension in 2017.

We have no objection to the requested extension of this draft plan of subdivision and all of our required conditions are present.

Infrastructure Capital Planning Services

No objection.

Building Services

Based on the information provided, we can advise that Building Services has the following comments.

To be added to Condition #21, 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

Conservation Sudbury is requesting the following conditions be amended to:

25. The owner shall develop a sediment and erosion control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and Conservation Sudbury (Nickel District Conservation Authority).

Summary:

Proposed amendments

The proposed revisions to the draft plan conditions are considered housekeeping items.

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[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 December 23, 2013 and amended in 2017 in order to accommodate a relocated subdivision entrance.

The first submission of engineering drawings for Phase 1 of the subdivision was received by Development Engineering on July 5, 2016. A second submission was received by Development Engineering on July 19, 2017 with comments sent back to the developer's engineer on September 29, 2017. There have been no subsequent submissions.

Substantial work has been completed on this file to date and a one-year extension is therefore recommended.

[2014 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. Furthermore, the proposal presents a mix of low density housing types, which will diversify the supply of new housing.

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 2014 PPS and conforms to the 2011 GPNO.

Planning Services recommends that the request to extend draft plan approval for a period of one (1) year be approved subject to the conditions outlined in the Resolution section of this report.