

**Date: August 10, 2020**

## **STAFF REPORT**

### **Applicant:**

Dalron Construction Ltd.

### **Location:**

Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer, Dominion Drive and Saddle Creek Drive, Val Therese

### **Application:**

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on November 25, 2004. The draft approval was most recently extended by Council on November 22, 2017, until November 28, 2020, for a plan of subdivision on those lands described as Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer (Saddle Creek Subdivision).

### **Proposal:**

The owner is requesting that the draft approval for the above noted lands be extended for a period of three years until November 28, 2023.

### **Background:**

The City received a request from Dalron Construction on June 16, 2020 to extend draft approval on a plan of subdivision for a period of three years on those lands described as Part of former Parcel 709 SES, being Part of PIN 73504-0953, Part Lot 6, Concession 1, Township of Hanmer.

The Saddle Creek plan of subdivision was draft approved on November 25, 2004 and included the creation of 89 lots for single detached dwellings. The first phase of 27 lots was registered on November 28, 2005; subsequently the lapsing date on the draft approval was extended in 2008, 2011, 2014 and 2017. The most recent set of draft plan conditions are attached to this report, which include that the plan lapses on November 28, 2020.

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 the majority of the lands subject to a Flood Plan Overlay.

Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to November 28, 2023.

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.

### **Departmental & Agency Circulation:**

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

**Date: August 10, 2020**

**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 while they have been waiting for floodplain work to move forward they have been working on design for the balance of the site and preparing the site for future development. Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

**Draft Approval Conditions**

Condition #34 should be deleted entirely and replaced with a sentence referring to November 28, 2023, 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 a minor housekeeping amendment to Condition #36 related to the title of a report.

Development Engineering and the City's Drainage Section have requested that Condition #37 be updated to reflect the Paquette Whitson Municipal Drain project, and the requirement to provide a financial contribution to the project rather than providing on-site stormwater management.

Housekeeping changes are recommended to ensure consistency in terminology when referring to the Director of Planning Services, the City, and the owner.

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.

**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 Saddle Creek Subdivision for a period of three years until November 28, 2023, be approved as outlined in the Resolution section of this report.