

Date: January 8, 2020

STAFF REPORT

Background

The owner of the above noted property has requested a three-year extension of the draft approval for the Marquis Park subdivision. If approved, the new lapsing date will be November 21, 2022. The original draft approval date is June 7, 1995. Five phases have been registered since the initial approval in 1995, the most recent being Plan 53M-1412 (November 2013).

At this time, the applicant is not proposing any amendments to the draft plan. There are 41 lots remaining with draft approved status (R1-5: 20 lots; R2-2: 21 lots).

Departmental & Agency Comments

The following agencies and departments were asked to review the request to extend the draft plan approval and the conditions imposed by Council. Their comments are as follows:

Development Engineering

The last phase of the subdivision was registered November 5, 2013. The developer is currently constructing an adjacent subdivision to the southwest.

The existing draft plan conditions satisfy our concerns. We have no objection to a three-year draft approval extension.

Infrastructure Capital Planning Services

No concerns.

Building Services

Based on the information provided, we can advise that Building Services has no objections to the request for an extension.

To further Condition #25, a soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor.

Conservation Sudbury (NDCA)

No comments.

Summary

Proposed amendments

The recommended revisions to the draft plan conditions are essentially housekeeping amendments. The additional clauses added to Conditions #17 and 25 related to lot grading and soils caution agreements are now standard clauses to be applied to active draft approvals to ensure that these agreements may be registered on title if required.

Date: January 8, 2020

[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 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.

In this case, future phases of the plan of subdivision are dependent upon the construction of a road connection to draft approved lands to the west, which are also owned by the applicant (File 780-5/12006). This requirement is set out under Condition #27. The applicant/owner is working towards the registration of the first phase on the westerly abutting lands, which will provide the required road linkage between Edna Street and St. Albert Street.

Based on the above considerations, a three-year draft plan extension is recommended.

[2014 Provincial Policy Statement \(PPS\)](#)

The application demonstrates consistency with several key policies of the PPS. The development site is located in a designated growth area adjacent to an existing built-up area. A mix of housing types and densities is proposed, including singles and semis. The adjacent subdivision to the west will contain row dwellings. The proposal also utilizes existing infrastructure and essentially rounds out existing development. The development is not impacted by natural hazards.

The application is consistent with the 2014 Provincial Policy Statement.

[2011 Growth Plan for Northern Ontario \(GPNO\)](#)

Under the GPNO, municipalities designated as Economic and Service Hubs should be designed to accommodate a significant portion of future population and employment growth in Northern Ontario, including the provision of a range of housing.

The application conforms to the 2011 Growth Plan for Northern Ontario

[Summary](#)

Planning Services Division recommends that a 3-year extension of the draft plan of subdivision be granted subject to the conditions outlined in the Resolution section of this report.