

Date: December 23, 2019

STAFF REPORT

Applicant:

Bonaventure Development Company Ltd.

Location:

Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour (Pinellas Road & Keith Avenue, Chelmsford)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on November 25, 2010. The draft approval was most recently extended by Council on February 27, 2018 until November 25, 2019, for a plan of subdivision on those lands described as Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour. An administrative extension was issued by the Director of Planning Services until February 25, 2020, in order to allow for agencies and departments to complete their review of the request.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of two years until November 25, 2021.

Background:

The City received a written request from Bonaventure Development Company Ltd. on September 18, 2019, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Lots 64-97, 97-117, 127-175, Blocks D & E & Part of Block C, Plan M-1058, Lot 1, Concession 3, Township of Balfour. The draft approved plan of subdivision was initially approved by Council for a total of 83 urban residential lots. The lots are to be accessed from Pinellas Road to the north and Keith Avenue to the south.

At the time of writing this report, 83 urban residential lots are remaining within the draft approved plan of subdivision which have yet to be registered. Staff notes that no phase of the draft approved plan of subdivision have been registered since the initial draft approval granted by Council on November 25, 2010.

The draft approval was set to expire again on November 25, 2019 and staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to November 25, 2021. Staff again notes that an administrative extension was issued by the Director of Planning Services until February 25, 2020, in order to allow for agencies and departments to complete their review of the request.

Date: December 23, 2019

Departmental & Agency Circulation:

Active Transportation, Building Services, the City's Drainage Section, Operations, and Roads, Traffic and Transportation have each advised that they have no concerns from their respective areas of interest.

Canada Post has not requested any changes to the draft approval conditions. Canada Post did however note in an email that should registration of any lots proceed that they will identify locations for their required Community Mail Boxes at that time.

Development Engineering has no concerns with the extension request and has noted that the first set of construction drawings have been approved however modifications may be necessary to suit the owner's intentions once they proceed forward with registration.

Conservation Sudbury and the City's Environmental Planning Initiatives did not have any concerns when the draft approval was last extended in 2018 and have not provided any further comments in relation to this new request for extension.

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.

Staff notes that this particular draft plan approval was originally approved by Council on November 25, 2010, and since that time none of the 83 lots have been registered.

The owner provided an update to their progress on clearing draft approval conditions in their letter dated September 18, 2019, and note that their consulting engineers are working on a phase of the subdivision that is to be registered in the near future.

[Draft Approval Conditions](#)

Condition #25 should be deleted entirely and replaced with a sentence referring to November 25, 2021, as the revised date on which the subject draft plan of subdivision approval shall lapse.

No administrative and housekeeping changes to the draft approval documents are required at this time.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft approval conditions are attached to this report along with a sketch of the draft approved plan of subdivision dated April 1, 2010, for reference purposes.

[Processing Fees](#)

The owner is required to pay the applicable processing fee in the amount of \$1,820.67. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. This amount was calculated as per [By-law 2017-222](#) being the Miscellaneous User Fees By-law that was in effect at the time the request was made.

Date: December 23, 2019

Summary:

The Planning Services Division have reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of two years. 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 draft approval for the subdivision at Pinellas Road and Keith Avenue for a period of two years until November 25, 2021, be approved as outlined in the Resolution section of this report.