

Remington Road, Sudbury

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| Presented To: | Planning Committee |
| Meeting Date: | April 29, 2024 |
| Type: | Public Hearing |
| Prepared by: | Bailey Chabot Planning Services |
| Recommended by: | General Manager of Growth and Infrastructure |
| File Number: | 780-6/23002 |

Report Summary

This report provides a recommendation regarding an application for Plan of Subdivision in order to permit the creation of four blocks and one road.

This report is presented by Bailey Chabot, Senior Planner.

Resolution

THAT the City of Greater Sudbury's delegated official be directed to issue draft plan approval for a plan of subdivision on those lands described as PINs 73478-1049, 73475-1506, 73478-1179, and 73475-1240, Part of Part 2, Plan 53R-12196, Parts 8-11, Plan 53R-16629, Parts 3, 5-7, Plan 53R-17925, Parts 5-8, Plan 53R-19303, Part 2, Plan 53R-19410 and Parts 1-2, Plan 53R-19563, Concession 6, Township of Broder, as outlined in the report entitled "Remington Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 29, 2024, not sooner than 14 days following the date of the public meeting in accordance with the requirements of Section 51(25) of the Planning Act, subject to the following draft approval conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73478-1049, 73475-1506, 73478-1179, and 73475-1240, Part of Part 2, Plan 53R-12196, Parts 8-11, Plan 53R-16629, Parts 3, 5-7, Plan 53R-17925, Parts 5-8, Plan 53R-19303, Part 2, Plan 53R-19410 and Parts 1-2, Plan 53R-19563, Concession 6, Township of Broder, as shown on the draft plan of subdivision titled "DRAFT PLAN OF PROPOSED SUBDIVISION OF PIN 73478-1049, PIN 73475-1506, PIN 73478-1179, PIN 73475-1240, PIN 73475-0518 PART OF LOTS 4 & 5 CONCESSION 6 GEOGRAPHIC TOWNSHIP OF BRODER CITY OF GREATER SUDBURY" prepared by R.V. Anderson Associates Limited with Tulloch Geomatics Inc. as Ontario Land Surveyor and dated October 4, 2023.
2. That the draft plan of subdivision be signed and sealed by a registered Ontario Land Surveyor.
3. That Parts 4 and 5 on Plan 53R-16172, PIN 73478-1179 be incorporated into Block 4.
4. That this draft approval shall lapse three years from the date on which draft approval is issued.

5. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.
9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor.
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.
13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall be responsible to have a Storm Water Management Report prepared to assess how the quality and quantity of storm water will be managed for the subdivision development. The report shall establish how the quantity of storm water generated within the subdivision will be controlled to pre-development levels for both the 1:5, 1:100 and regional storm events. The owner shall be required to submit a comprehensive drainage plan of the subject property. This stormwater management will address the stormwater generated on the road portion of the subdivision. Any lots for industrial development will be required to provide their own on-site stormwater management.
15. Prior to the submission of servicing plans, the owner/applicant shall, to the satisfaction of the Director of Planning Services, provide an updated Geotechnical Report prepared, signed, sealed, and dated by a geotechnical engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for any proposed storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The

geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. Included in this report must be details regarding removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of new homes.

16. Prior to the submission of servicing plans, the owner/applicant shall have a Stormwater Management Report and Plan prepared, signed, sealed, and dated by a professional engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario. Said report shall establish how the quantity and quality of stormwater will be managed both upstream and within the subdivision development and assess the impact of stormwater runoff from this developed subdivision on abutting lands, on the downstream storm sewer outlet systems and on downstream water courses. The report shall deal with the control of both the 1:5, 1:100 and regional storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan(s). The report shall set out any necessary improvements to downstream storm sewers and water courses. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.
17. The owner/applicant shall be responsible for the design of any required stormwater management facility as part of the servicing plans for the subdivision and the owner/applicant shall provide the lands for the stormwater management facility as a condition of this development.
18. The owner/applicant shall provide Utilities Servicing Plans, designed by a consulting engineer with a valid Certificate of Authorization from the Association of Professional Engineers of Ontario, for the proposed lots, to the satisfaction of the Director of Planning Services. The utilities servicing plan, at a minimum, shall show the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, Eastlink and Canada Post. This plan must be provided prior to construction of any individual phase. The owner/applicant shall be responsible for all costs associated with the installation of said services.
19. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. 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 or erosion problem is addressed.
20. The proposed internal subdivision roadway is to be built to a collector urban standard, including barrier curb and gutters, storm sewers, sidewalk on both sides of the roadway, one lane of travel in each direction, a centre turn lane, and a 2.1 meter wide boulevard, all to the City of Greater Sudbury Engineering Standards at the time of submission.
21. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner/applicant.
22. The owner/applicant shall provide Master Servicing Plans for both the sanitary and storm sewer as well as watermains as they pertain to the new subdivision layout. Said plans are to show general alignment details, number of units and area serviced by individual runs, pipe diameter and flow direction. Said plan shall ensure that pipe diameters and alignments are established in order to support all phases of development.
23. The owner/applicant is to provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of

Growth and Infrastructure Services. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner/applicant.

24. The owner/applicant is to provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction to the satisfaction of the General Manager of Growth and Infrastructure Services. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner/applicant.
25. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.
28. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
 - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and,
 - b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
29. That the owner/applicant shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure Services.
30. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The storm-water management report must address the following requirements:
 - a. 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 2 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 2 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;
 - b. 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. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

- c. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d. The lands are located within the Algonquin Road watershed. Stormwater management must follow stormwater management approach as per direction of the General Manager of Growth and Infrastructure.
- e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- f. 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;
- g. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

31. 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.

32. The owner acknowledge that a Traffic Impact Study(ies) will be required for any future development to the satisfaction of the General Manager of Growth and Infrastructure.

33. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario.

Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official. A soils caution agreement, if required, shall be registered on title to the satisfaction of the Chief Building Official and City Solicitor. The owner shall be responsible for the legal costs of preparing and registering the agreement.

34. The applicant shall provide proof of sufficient fire flow capacity in conjunction with the submission of construction drawings for each phase of construction.

35. The development shall require a Subdivision Agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed.

- a. The owner/developer will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional

engineer licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.

- b. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in the report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
- c. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - Pre-blast survey of surface structures and infrastructure within affected area;
 - Trial blast activities;
 - Procedures during blasting;
 - Procedures for addressing blasting damage complaints;
 - Blast notification mechanism to adjoining residences; and,
 - Structural stability of exposed rock faces.
- d. The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- e. Should the owner/developer's schedule require to commence blasting and rock removal prior to the Subdivision Agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2099-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
- f. The geotechnical engineer will be required to address the On-site and Excess Soil Management in accordance with Ontario Regulation 406/19 under jurisdiction of Environmental Protection Act, R.S.O. 1990, c. E.19.

36. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

37. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

38. The owner/developer must transfer a three metre (3m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the residential subdivision that fronts on any existing or proposed road allowances. The owner/developer must transfer a four metre (4m) wide easement, to be registered on title to the subject property, to Greater Sudbury Hydro Inc. for that portion of the industrial subdivision that fronts on any existing or proposed road allowances. The Owner/Developer will be responsible for all legal and survey costs associated with this. The owner/developer is also responsible for obtaining/providing a Postponement in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage/Lien and/or Encumbrance of Land registered on title to this property. The Owner/Development will be responsible for all costs associated with obtaining said Postponement.

39. The Owner provides to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.
40. The owner shall provide a geotechnical report prepared, sealed, signed, and dated by a geotechnical engineer licensed in the Province of Ontario that considers and addresses soil stability in the areas of historical wetlands.
41. The owner shall develop a Stormwater Management Report and plan prepared, sealed, signed, and dated by a professional engineer licensed in the Province of Ontario. The stormwater management report must consider the wetland areas in the hydrologic model of pre-development conditions. Should the stormwater system discharge to a natural receiver, the hydrologic model must consider the greater of the peak flows generated from 100 year and Timmins Storm events.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application for Plan of Subdivision is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the housing available in this area. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

Financial Implications

This report has no financial implications.

Report Overview

An application for a plan of subdivision has been submitted in order to permit the creation of four blocks, consistent with the existing zoning. Block 1 is for medium residential, Block 2 is for stormwater purposes, and Blocks 3 & 4 are for industrial uses. The subject land is designated Mixed Use Commercial in the Official Plan. The zoning is in place to support the uses: Block 1 is zoned "R3(36)", Medium Density Residential Special while Blocks 2, and 4 are zoned "M2", Light Industrial, while Block 3 is zoned "M1", Mixed Light Industrial/Service Commercial and "M2", Light Industrial all pursuant to the City's Zoning By-law 2010-100Z.

Staff recommends approval of the application, with the appropriate conditions of approval included in the resolution section, on the basis that it is consistent with the Provincial Policy Statement, 2020, conforms to the Growth Plan for Northern Ontario, 2011, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Staff Report

Proposal

The application is for plan of a subdivision on the parcel of land legally described as PINs 73478-1049, 73475-1506, 73478-1179, and 73475-1240, Part of Part 2, Plan 53R-12196, Parts 8-11, Plan 53R-16629, Parts 3, 5-7, Plan 53R-17925, Parts 5-8, Plan 53R-19303, Part 2, Plan 53R-19410 and Parts 1-2, Plan 53R-19563, Concession 6, Township of Broder and seeks to create four blocks and one road to permit the uses of the existing zoning. The proposed subdivision would allow for the extension of Remington Road to Algonquin Road.

In support of the proposed plan of subdivision, the following has been submitted by the proponent:

- Draft Plan of Subdivision prepared by R.V. Anderson Associates Ltd. and Tulloch Geomatics Inc., dated October 4, 2023;
- Water and Wastewater Capacity Analysis prepared by R.V. Anderson Associates Ltd., completed December 15, 2023; and,
- Updated Letter of Opinion for Species at Risk prepared by FRi Ecological Services, completed December 11, 2023.

Location and Site Description

The subject lands are located between Regent Street to the east and Algonquin Road to the west, with frontage along Regent Street and Remington Road. The area has a mix of uses, with commercial and industrial uses to the north and residential uses to the south.

The subject lands have a total lot area of approximately 20.69 hectares. The lands are currently vacant, and the proposed blocks would be accessed via the extension of Remington Road that is proposed to bisect the lands. Municipal water and sanitary services exist in the area and would need to be extended through Remington Road to service the proposed blocks. There are City transit stops along Algonquin Road and Regent Street.

Surrounding Land Uses:

North: A mix of commercial and industrial uses.

East: A mix of commercial and industrial uses.

South: Low and medium density residential uses.

West: A mix of low and medium density residential, industrial, and institutional uses.

The location map indicates the location of the proposed plan of subdivision and the zoning in the immediate area.

Staff conducted a site visit on March 20, 2024. Site photos show the subject lands, as well as the adjacent residential and industrial development.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands on February 7, 2024. The statutory Notice of Public Hearing dated April 4, 2024 was provided to the public by newspaper and to nearby landowners and tenants located within 120 m (400 ft) of the subject lands.

At the time of writing this report, staff has not received any comments from members of the public.

POLICY AND REGULATORY FRAMEWORK

The property is subject to the following policy and regulatory framework:

- [2020 Provincial Policy Statement \(PPS\)](#);
- [2011 Growth Plan for Northern Ontario](#);
- [Official Plan for the City of Greater Sudbury](#); and,
- [Zoning By-law 2010-100Z](#).

The PPS and the Growth Plan for Northern Ontario, along with the City's Official Plan, provide a policy framework for land use planning and development in the City of Greater Sudbury. This framework is implemented through a range of land use planning controls such as, but not limited to, zoning by-laws, plans of subdivision, and site plans.

Provincial Policy Statement, 2020 (PPS)

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters are consistent with the 2020 PPS. The following PPS policies are pertinent to the application for Plan of Subdivision:

Policy 1.1.3.1 outlines that settlement areas shall be the focus of growth and development.

Policy 1.1.3.2 identifies that land use patterns within settlement areas shall have a mix of densities and land uses that efficiently use land and resources, are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, are supportive of active transportation, are transit-supportive where transit is planned, exists or may be developed, and are freight-supportive.

Policy 1.1.3.6 requires that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4.3 outlines that municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by:

- a) Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
- b) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Growth Plan for Northern Ontario

Municipalities in the Province of Ontario are required under Section 3 of the *Planning Act* to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. There are no policies that are relevant to this application, therefore the application does not conflict with the Growth Plan.

Official Plan for the City of Greater Sudbury

The subject lands are designated Mixed Use Commercial in the Official Plan for the City of Greater Sudbury. Given that the zoning is in effect for the area and this proposed plan of subdivision is meant to implement the zoning, the focus of relevant policies of the Official Plan are found in section 19.

Schedule 3 – Settlement Area and Built Boundary of the Official Plan shows that the subject lands are within an identified Settlement Area but situated outside of the City's Built Boundary. Section 2.3.2 identifies that Settlement Area land use patterns are to be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Intensification and development within the Built Boundary are to be encouraged, while development outside of the Built Boundary may be considered in accordance with the policies of the Official Plan.

Policy 7.3.1.7 of the Official Plan requires the dedication of parkland consistent with the Planning Act.

Section 19 requires that plans of subdivision have regard for conformity with the Official Plan and matters of Provincial interest as noted in the Planning Act.

Zoning By-law 2010-100Z

The subject lands have already been zoned to permit the proposed development. Block 1 is zoned "R3(36)", Medium Density Residential Special while Blocks 2, and 4 are zoned "M2", Light Industrial, while Block 3 is zoned "M1", Mixed Light Industrial/Service Commercial and "M2", Light Industrial all pursuant to the City's Zoning By-law 2010-100Z.

It is important to note that Block 2 is intended for stormwater management purposes only and will not contain industrial uses. It is also noted that this lot is undersized per the "M2", Light Industrial standards which requires a minimum lot area of 1,500 square metres, while only 1,224 square metres are provided. However, 4.40.1b) of Zoning By-law 2010-100Z notes that nothing in the by-law shall prevent or otherwise restrict in any way the installation or maintenance of a stormwater management pond. Therefore, so long as Block 2 is utilized as a stormwater management block it is deemed to comply with Zoning By-law 2010-100Z.

Site Plan Control

Site Plan Control is required for the further development of Blocks 1, 3, and 4.

Department/Agency Review

The application, including relevant accompanying materials, has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application.

During the review of the proposal, comments provided by circulated agencies and departments included the following:

Development Engineering notes that both water and wastewater connections will be required to be made from both the east end and west end of the proposed Remington Road to the existing City system. The water and wastewater analysis showed that there are sufficient capacities for development provided that the watermain is looped through from Regent Street to Algonquin Road and that through the design of the subdivision, the wastewater will need to have more of the quantity flow eastward to the system on Regent Street. This is due to some constraints on Algonquin Road with regards to providing capacity for the proposed quantity. Conditions of approval have been provided.

Building Services indicated that they do not oppose the approval of the draft plan of subdivision and have provided conditions of approval.

Roads, being part of Infrastructure Capital Planning, has indicated that the design Remington Road must be constructed to a collector standard. Conditions of approval have been provided.

Conservation Sudbury has indicated that they do not oppose the draft plan of subdivision and have provided conditions of approval.

Bell Canada has indicated that they do not oppose the draft plan of subdivision and have provided conditions of approval.

Greater Sudbury Hydro has indicated that they do not oppose the draft plan of subdivision and have provided conditions of approval.

Strategic and Environmental Planning do not oppose the application. However, they advise that the owner is solely responsible for ensuring that vegetation removal, site alteration, and development undertaken on the subject lands do not result in a contravention of the provincial Endangered Species Act and the federal Migratory Birds Convention Act.

PLANNING ANALYSIS

Planning staff circulated the development application to internal departments and external agencies. The PPS (2020), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application is consistent with both the PPS and Official Plan direction to direct development to fully serviced settlement areas to make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods. Full municipal services with adequate capacity will be included in Remington Road, and public transit stops are available along Regent Street and Algonquin Road. Employment opportunities, commercial areas, and community services are all available on-site or in close proximity.

The PPS encourage municipalities to provide a range and mix of housing types and densities. The Official Plan identifies a key housing goal is to encourage a greater mix of housing types and tenure. The proposal will include medium density dwellings within Block 1 and represents an increase in housing options in the City.

With regards to parkland, the proponent will be required to supply parkland or provide cash-in-lieu, to the satisfaction of the City of Greater Sudbury, consistent with 7.3.1.7 of the Official Plan.

Finally, the proposal is an implementation of the existing zoning on the subject lands which would have been carefully reviewed for compliance against the relevant policies of the Official Plan and matters of Provincial interest. As such, staff is of the opinion that the proposed plan of subdivision is compliant with the policies of section 19 of the Official Plan.

Conclusion:

Staff has reviewed the development proposal and is satisfied that it conforms with the Official Plan for the City of Greater Sudbury. The development proposal is also generally consistent with the land use planning policy directions identified in the PPS. Staff also notes that the development proposal conforms to and does not conflict with the Growth Plan for Northern Ontario.

Should the subdivision application be approved, the City's Delegated Official will also proceed to issue draft plan approval on the lands. The draft plan approval conditions would then need to be cleared by the owner prior to the registration of any lots and/or phases within the subdivision.

The Planning Services Division therefore recommends that the application for Plan of Subdivision be approved in accordance with the Resolution section of this report.