

Request for Decision

Application to extend draft approval of subdivision approval for a period of three years - St. Agnes Street & Brabant Street, Azilda - Cecchetto & Sons Ltd

Presented To: Planning Committee

Presented: Monday, Jun 25, 2012

Report Date: Tuesday, Jun 12, 2012

Type: Routine Management Reports

File Number: 780-5/06004

Recommendation

That upon payment of Council's processing fee of \$2,500.00, the conditions of draft approval for the draft plan of subdivision on those lands known as PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside, File #780-5/06004, shall be amended as follows:

a) By replacing the word "City" with "Municipality" in Condition #2;

b) By deleting Condition #8 and replacing it with the following:

"8. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced."

c) By deleting the words "and Emergency" from Conditions #11, 14 and 15;

d) By deleting Condition #13 entirely;

e) By replacing the word "and Persona" with "East Link Cable and Canada Post" in Condition #20;

f) By replacing the word "o" with "of" in Condition #21;

g) By replacing the words "General Manager of Public Works" with "General Manager of Infrastructure Services" in Condition #28; and,

h) By deleting Condition #29 and replacing it with the following:

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Jun 12, 12

Reviewed By

Eric Taylor
Manager of Development Services
Digitally Signed Jun 12, 12

Recommended by the Division

Paul Baskcomb
Director of Planning Services
Digitally Signed Jun 12, 12

Recommended by the Department

Bill Lautenbach
General Manager of Growth and Development
Digitally Signed Jun 12, 12

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Jun 12, 12

"29. That this draft approval shall lapse on June 26, 2015."

i) By adding Condition #30 as follows:

"30. The owner shall complete to the satisfaction of the City of Greater Sudbury and Canada Post:

a) That the owner agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that the home/business mail delivery will be from a designated Centralized Mail Box and that the developers/owners be responsible for officially notifying the purchasers of the Centralized Mail Box locations prior to the closing of any home sales

b) The owner further agrees to:

i) Work with Canada Post to determine and provide suitable Centralized Mail Box location, which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;

ii) Install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of the Community Mail Boxes;

iii) Identify the pads above on the engineering drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision; and,

iv) Determine the location of the all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans."

j) By adding the following as conditions #31, #32, #33, #34, #35 and #36:

"31. The existing Municipal Drain through the property must be enclosed in a box culvert with capacity to carry the 100 year storm for the upstream subwatershed and the applicable subject subdivision area.

32. The existing natural north-south watercourse through the centre of the north portion of the property has to be routed through a minor storm sewer system to the proposed box culvert with major storm flows directed overland along the proposed Brentwood Drive and Maywood Drive to outlet east of Brabant Street.

33. An 18 metre wide drainage block is required for the major storm box culvert and overflow swale near lots 78 and 79.

34. Quality and quantity storm water management is required for this subdivision. The Developer will be responsible for a cost share of a downstream storm water management quality control pond. The Regional Storm major storm flow path is to be engineered and delineated on the storm sewer area plan and the subdivision grading plan. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks.

35. The owner shall construct a 5 foot high chain link fence on the property lines of lots abutting City drainage blocks to curtail encroachment.

36. The owner shall construct a hydrodynamic oil grit separator for storm water quality control for the Brabant Street storm sewer outlet at the end of the Meadowbrook Road storm sewer system."

STAFF REPORT

Applicant:

Cecchetto & Sons Ltd.

Location:

PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside, St. Agnes Street & Brabant Street, Sudbury

Application:

To extend the draft approval conditions which were originally approved by Council on June 26, 2008 and are set to expire on June 26, 2012 for a draft plan of subdivision on those lands known as PIN 73347-0429 & 73347-0626, Parcels 2120, 29201 & 27423 SWS, Plan 53R-13972, Parts 1-4, Plan 53R-9272, Part 1, Lot 6, Concession 1, Township of Rayside.

Proposal:

The applicant is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until June 26, 2015.

Background:

The City received a request from Cecchetto and Sons Ltd. on April 25, 2012 to extend the draft approval on the plan of subdivision for a period of three years. The draft plan of subdivision includes 133 single-detached dwelling lots and 2 medium density residential blocks. Access into the subdivision is to be provided via two accesses with one being from St. Agnes Street and the other from Brabant Street.

The draft approval was granted on June 26, 2008 and is to expire on June 26, 2012. The request from Cecchetto and Sons Ltd. is to extend their draft approval until June 26, 2015. Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to June 26, 2015.

Departmental & Agency Comments:Building Services

No concerns.

Canada Post

Planning Services staff has consulted with Canada Post and confirms that standard conditions with respect to mail delivery facilities should be added to the draft approval document.

Development Engineering

No concerns.

Drainage

The Trillium Municipal Drain Branch A crosses through lots 78, 79, 92, 103, 102, 101, 100, 99, and 121 on the plan submitted for the subject property dated May 24, 2006. The City has future plans to upgrade the Trillium drain from Brabant Street to the lake outlet and to construct a communal storm water treatment facility downstream of the site. The existing Municipal Drain watercourse through the property is a major storm outlet watercourse and must be dealt with as such. Please amend the draft approval clauses by deleting Condition #13 and adding the following conditions:

1. The existing Municipal Drain through the property must be enclosed in a box culvert with capacity to carry the 100 year storm for the upstream subwatershed and the applicable subject subdivision area.
2. The existing natural north-south watercourse through the centre of the north portion of the property has to

be routed through a minor storm sewer system to the proposed box culvert with major storm flows directed overland along the proposed Brentwood Drive and Maywood Drive to outlet east of Brabant Street.

3. An 18 metre wide drainage block is required for the major storm box culvert and overflow swale near lots 78 and 79.

4. Quality and quantity storm water management is required for this subdivision. The Developer will be responsible for a cost share of a downstream storm water management quality control pond. The Regional Storm major storm flow path is to be engineered and delineated on the storm sewer area plan and the subdivision grading plan. Major storm overland flow for the subdivision is to remain within City road allowances and City drainage blocks.

5. The owner shall construct a 5 foot high chain link fence on the property lines of lots abutting City drainage blocks to curtail encroachment.

6. The owner shall construct a hydrodynamic oil grit separator for storm water quality control for the Brabant Street storm sewer outlet at the end of the Meadowbrook Road storm sewer system.

Operations

No concerns.

Roads, Traffic and Transportation

No concerns.

Planning Considerations:

Draft Approval Conditions

Condition #29 should be deleted entirely and replaced with a sentence referencing June 26, 2015 as the revised date on which the subject draft plan approval shall lapse. Staff have also confirmed with Canada Post that their standard conditions should be added as Condition #30.

With respect to comments from Drainage, it is recommended that Condition #13 be removed entirely and the conditions described in their comments be added to the conditions of draft approval.

The draft conditions are attached to this report along with a sketch of the draft approved plan of subdivision for reference purposes.

Processing Fees

The applicant will be required to pay the applicable processing fee in the amount of \$2,500.00. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the applicant. This amount is calculated as per By-law 2012-5F being the Miscellaneous Fees By-law:

2012 Application Fee

Base Fee	\$2,500.00
133 lots x \$100.00	\$13,300.00
2 blocks x \$500.00	\$1,000.00
Total Maximum Fee	\$10,000.00

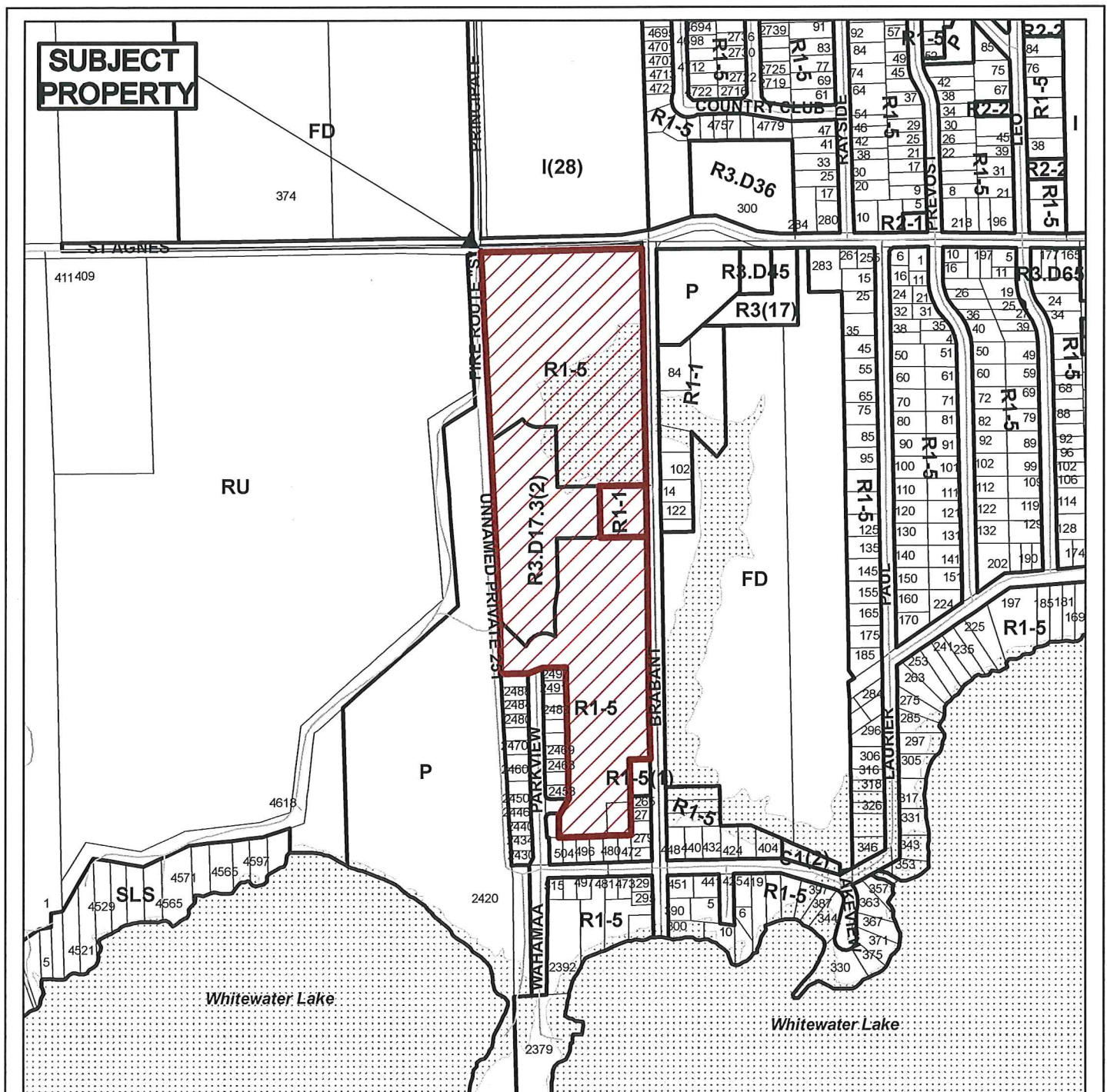
25% of Application Fee (3 year extension) \$2,500.00

Total Maximum Applicable Fee (3 year extension) \$2,500.00

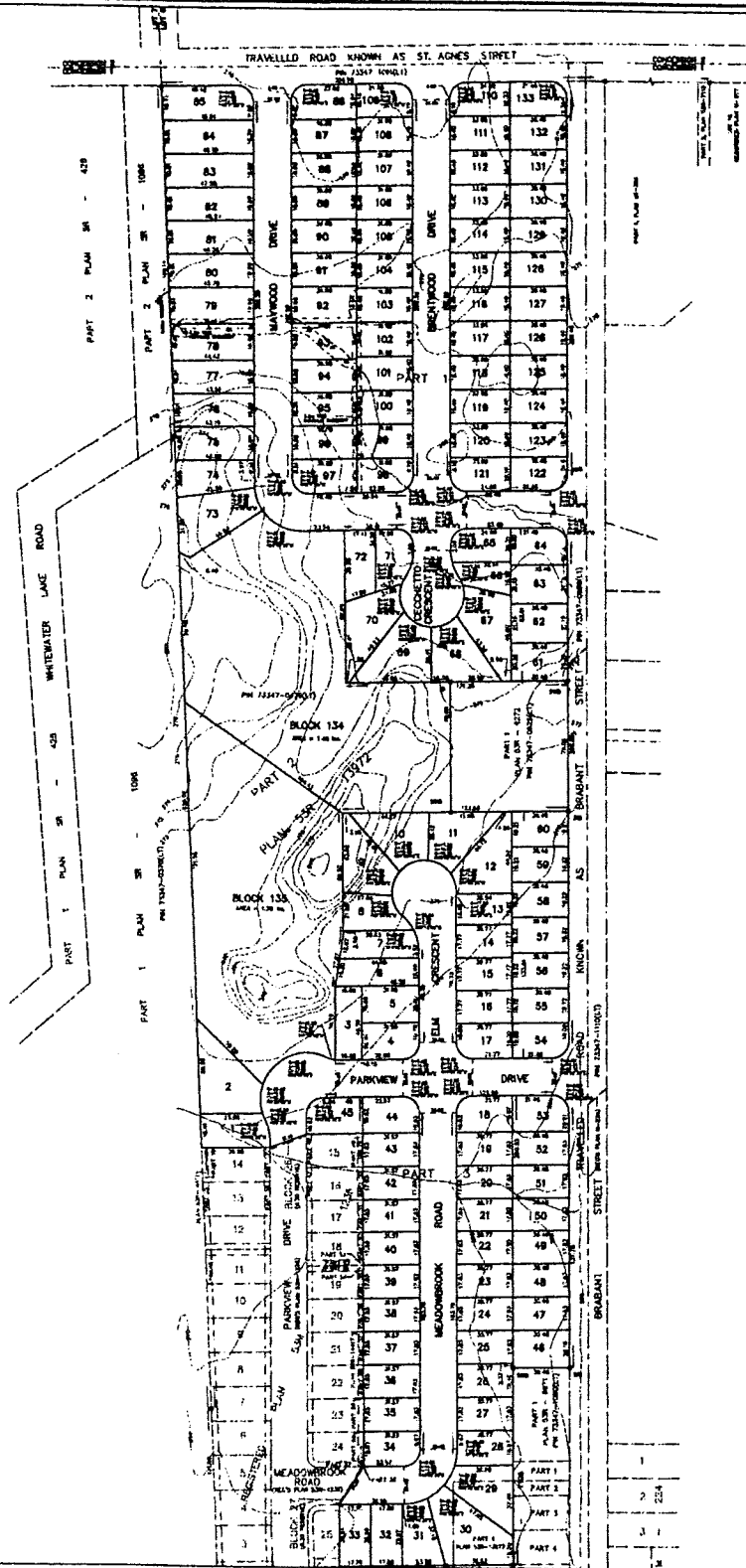
Summary:

Planning Services Staff have reviewed the request to extend draft approval and have no objections to the request to extend draft approval for a period of three 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 on the Cecchetto and Sons Ltd. plan of subdivision.

The Planning Services Division recommends that the application to extend draft approval for a period of three years until June 26, 2015 be approved subject to the applicant paying the appropriate processing fee in the amount of \$2,500.00.



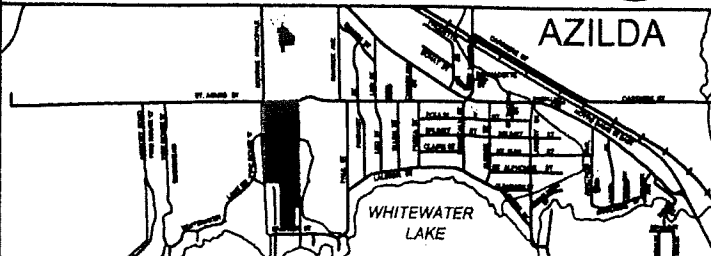
DRAFT PLAN OF
PROPOSED SUBDIVISION ON
PART OF LOT 6
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF RAYSIDE
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:5000
D.S. DORLAND LIMITED
ONTARIO LAND SURVEYORS
BAYSIDE ESTATES SUBDIVISION



Growth and Development
Department



AZILDA



Subject Property being PINs 73347-0429 &
73347-0626, Pcls. 2120, 29201 & 27423
S.W.S., Plan 53R-13972, Parts 1-4, Plan
53R-9272, Part 1, Lot 6, Con. 1, Twp. of
Rayside, St. Agnes St. & Brabant St.,
Azilda, City of Greater Sudbury.

Not to Scale

780-5/06004

Date: 2006 06 29

**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN
FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

1. That this draft approval applies to Parcels 2120, 29201, and 27423, Parts 1 to 4 53R-13972 and Part 1 53R-9272, Lot 6, Concession 1 Township of Rayside as shown on a plan of subdivision prepared by D.S. Dorland, O.L.S., dated May 24, 2006.
2. That the street(s) be named to the satisfaction of the City.
3. That 5% of the land included in the plan of subdivision be deeded to the City of Greater Sudbury for parks purposes in accordance with Section 51.(1) of The Planning Act.
4. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, 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.
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.
6. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the registered Plan be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Geographic Information, Surveys and Mapping Section; provision of the final plan coordinate listings and an AutoCAD file of the resultant parcel fabric shall formulate part of this requirement.
9. The owner shall enter into a written agreement to satisfy all requirements of the City of Greater Sudbury concerning the provision of roads, walkways, streetlighting, sanitary sewers, watermains, storm sewers, storm water management facilities, watermains and surface drainage facilities.

10. The proposed roadways are to be built to urban standards, including curbs, gutters, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission. This includes the allowance for a 13.5 metre radius on the cul-de-sac with a 17.5 metre radius to the property line.
11. That prior to the submission of servicing plans, the owner shall, to the satisfaction of the General Manager of Infrastructure and Emergency Services, provide a geotechnical 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 recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermain, roads, 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.
12. That the owner shall provide a detailed lot grading plan prepared by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on the boundary properties to mesh the lot grading of the new site to the existing properties.
13. That prior to the submission of servicing plans, the owner shall have a stormwater management report and plan prepared, signed, sealed, and dated by a professional engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed for 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 year 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, and must incorporate drainage from the area west of the subject property to Brabant Street into the storm drainage system for the subdivision. The civil engineering consultant shall meet with the Development Approvals Section prior to commencing the stormwater management report.

14. That the owner shall have all stormwater management facilities constructed at such time as the General Manager of Infrastructure and Emergency Services may direct. The owner will provide lands for said facilities as required by the City of Greater Sudbury.
15. That the owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the General Manager of Infrastructure and Emergency Services, Nickel District Conservation Authority and the Department of Fisheries and Oceans.
16. That the owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
17. That streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
18. That the owner shall be required to provide sodded rear yard drainage swales as a condition of initial acceptance of the subdivision infrastructure.
19. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0m.
20. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
21. The owner provide proof o sufficient fire flow in conjunction with the submission of the construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be bourne totally by the owner.
22. The owner provide proof of sufficient sanitary sewer capacity in conjunction with submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and or sewage lift stations to service this subdivision will be bourne totally by the owner
23. That prior to the signing of the final plan, the terms of the agreement related to the reconstruction of the existing Parkview Drive shall be satisfied.

24. That access to Lots 75 to 85 be restricted to Maywood Drive through the placement of a 0.3 metre reserve along the rear lot lines.
25. That the subdivision agreement contain provisions whereby the developer will be required to complete reconstruction drawings for Brabant Street to the satisfaction of the City of Greater Sudbury.
26. That the subdivision agreement contain provisions whereby the developer will be required to contribute in the cost sharing of the Brabant Street and St. Agnes Street reconstruction to the satisfaction of the City of Greater Sudbury.
27. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
28. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Public Works, that sufficient sewage treatment capacity and water capacity exists to service the development
29. That this draft approval shall lapse on June 26, 2012.