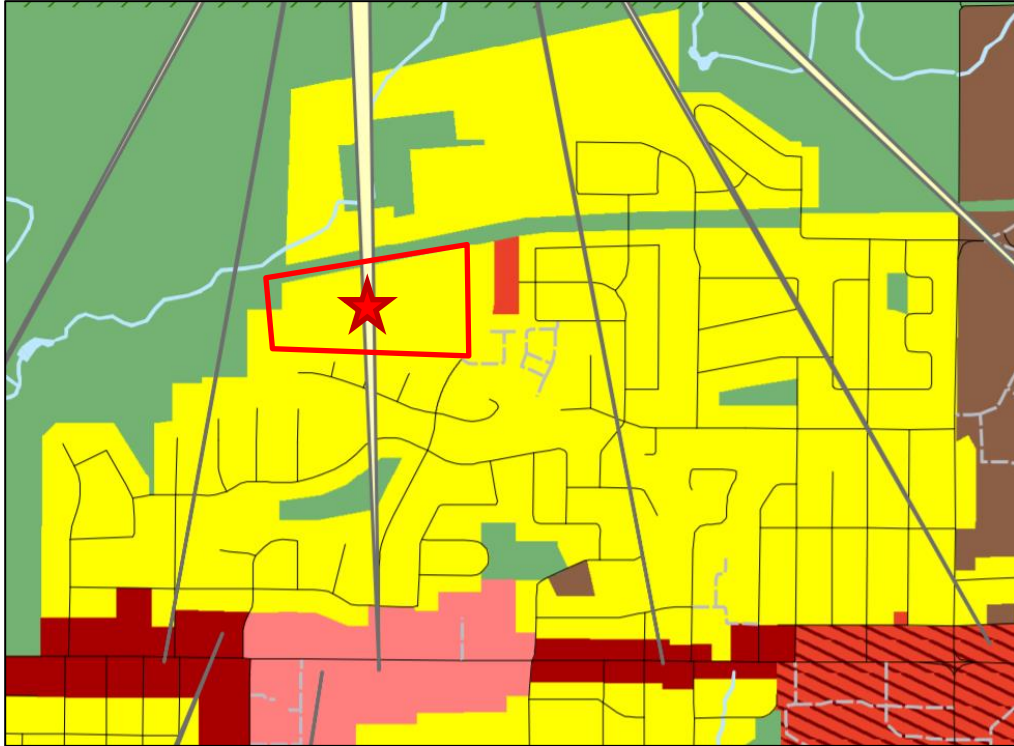


Nickeldale Draft Plan Amendment & Rezoning Public Information Session

Planning Act

- Section 51(33) provides that the approval authority (City of Greater Sudbury), may extend the approval of a draft plan of subdivision and may further extend
- Section 51(44) provides that the approval authority(City of Greater Sudbury) may in its discretion change the conditions of approval at anytime before the approval of the final plan
- Conditions can include, but not be limited to dealing with everything from requiring soils analysis, infrastructure design and capacity availability, needed plans, etc.
- Who can appeal a change to conditions? Section 51(48)
 1. The applicant;
 2. A public body or a person listed in Subsection 51(48.3), that before the plan was draft approved made oral or written submissions or made a written request to be notified of changes to conditions;
 3. The Minister; and
 4. The Municipality in which the plan is located.

Official Plan



City of Sudbury's Official Plan

- Plan of subdivision is designated 'Living Area 1' and Parks & Open Space
- The Parks and Open Space designation applies only to the hydro corridor
- Lands south of the hydro corridor where proposed rezoning and reconfiguration of draft plan proposed are all designated as 'Living Area 1'.
- Parks & Open Space designation north of hydro corridor is located outside of draft approved plan of subdivision on lands owned by the City zoned 'P' Park

Current Draft Plan & Rezoning Application

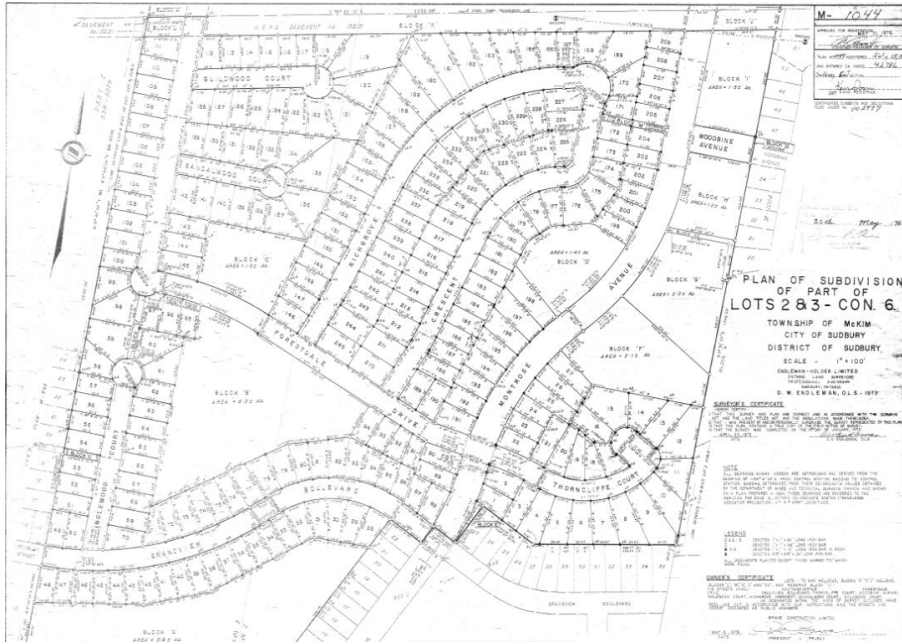
Extent of Subject Application



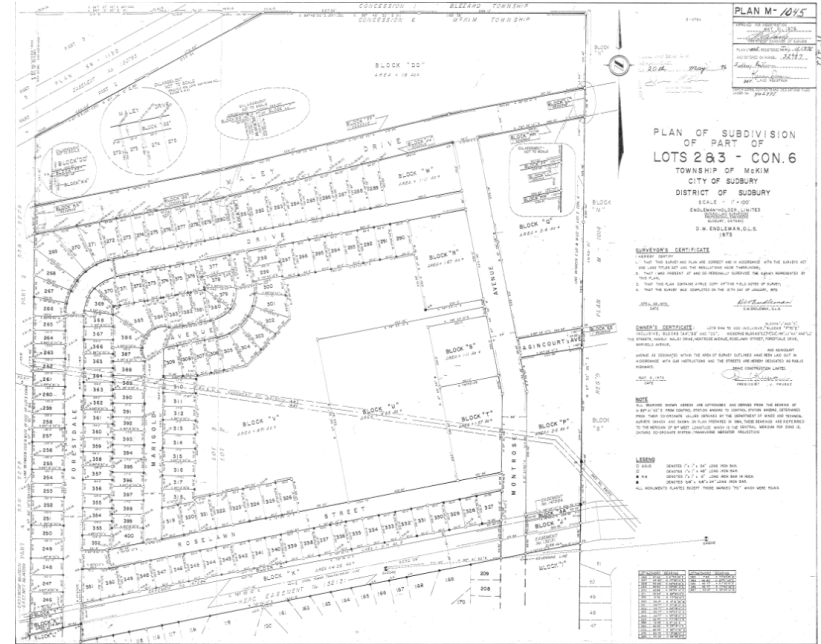
August 2021

- Application to amend zoning by-law submitted
- Approximately 0.6 ha adjacent to the west of Montrose Avenue from R3-1.D38 to R2-2
- Approximately .44 ha (5 lots) from R1-5 to R2-2
- Request to amend the existing draft approved plan of subdivision to change street and lotting pattern south of hydro corridor

History of Montrose Subdivision



M – 1044 : Registered: May 21, 1976



M – 1045 : Registered: July 15, 1976

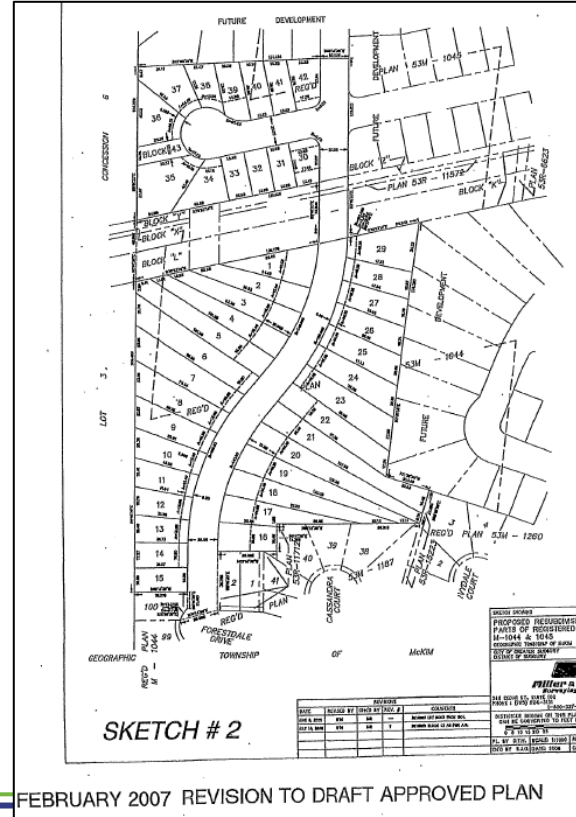
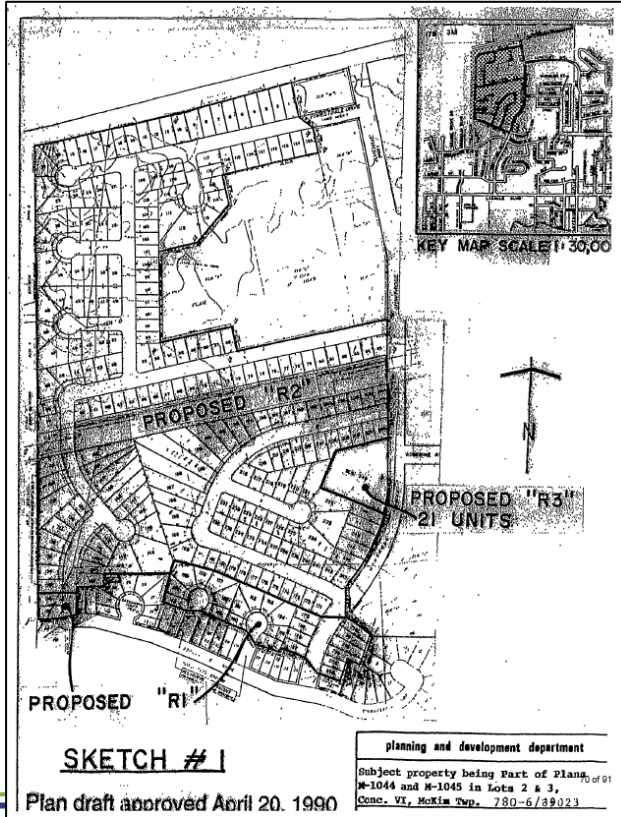
History of Montrose Subdivision

New Plan Initially Approved

- Regional Council on April 20, 1990

Current Zoning

- Approximately **450 units** in a range of building types upon full build-out of all the lands in the subdivision



In 2007

- Revised layout was approved by the City
- South – westerly portion including part of Forestdale Drive realigned
- The addition of the cul-de-sac to the north of the hydro corridor

Revision to the draft Plan (2011) + Extension



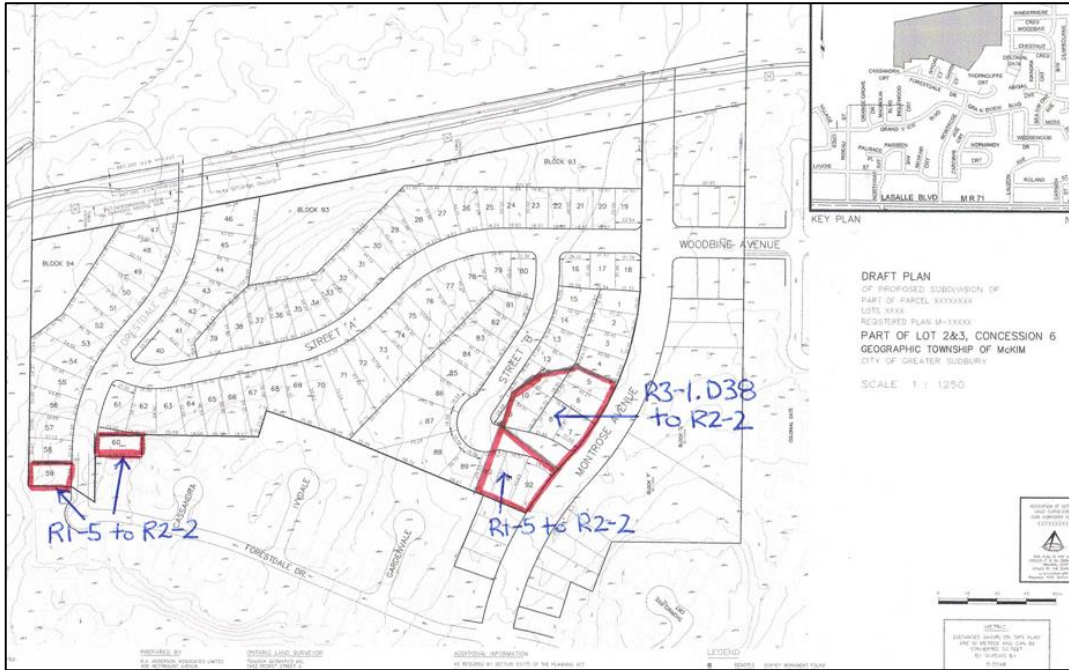
In 2011

- Draft plan further amended relocating Block D (medium density)

On July 8, 2019

- Planning Committee considered a staff report to extend the draft plan as amended in 2011 to April 27, 2022

Current Proposal to Amend Zoning & Subdivision



Subject lands are currently zoned:

- R1 -5 Low Density Residential One (5 lots)
- R2-2 Low Density Residential Two
- R3-1.D38 Medium Density Residential
- OSP Open Space Private – hydro corridor

In August 2021

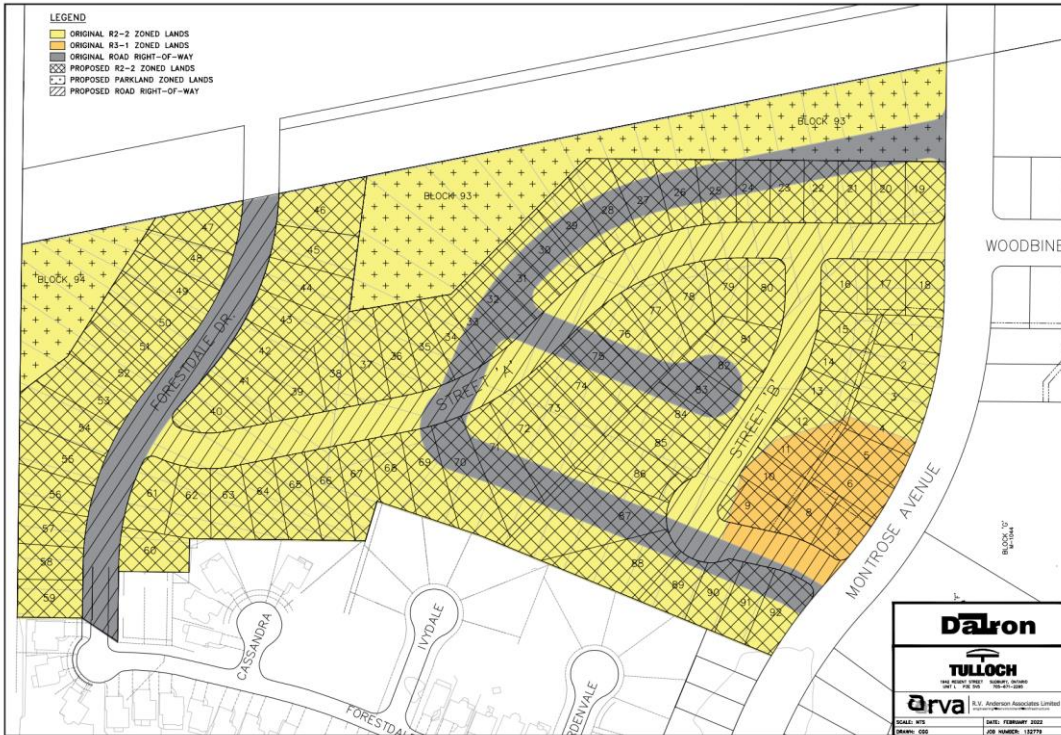
- Submission to the City to change zoning & Lot Layout
 - From R3-1.D38 to R2-2 on approximately 0.6 HA
 - From R1-5 to R2-2 approximately 0.44 HA
 - Revisions to layout are all to the south of the hydro corridor

South Redraft – Current Draft Approval

- Currently has 98 lots (5 lots zoned R1-5 and 93 lots zoned R2-2), allowing 186 Semi-detached units
- 1 Medium density block zoned R3-1D.38 (permitting 21 dwelling units)

Total: 212 dwelling units

Current Proposal to Amend Zoning & Subdivision



Overlay of Proposed Plan on Existing Approved Street Layout (grey)

South Redraft - Proposed Amendment

- Reduces the number of lots to 92 (from prior 98) permitting up to 184 semi-detached units (from prior 212 total units)
- Two Open Space blocks (Block 93 and 94) proposed

Extension of Draft Plan

- Current approval lapses on April 27, 2022

Comments from the Public

