

# Draft Plan of Subdivision Application Proposed Sunbury Subdivision

Planning & Economic Development Advisory Committee  
May 3, 2023

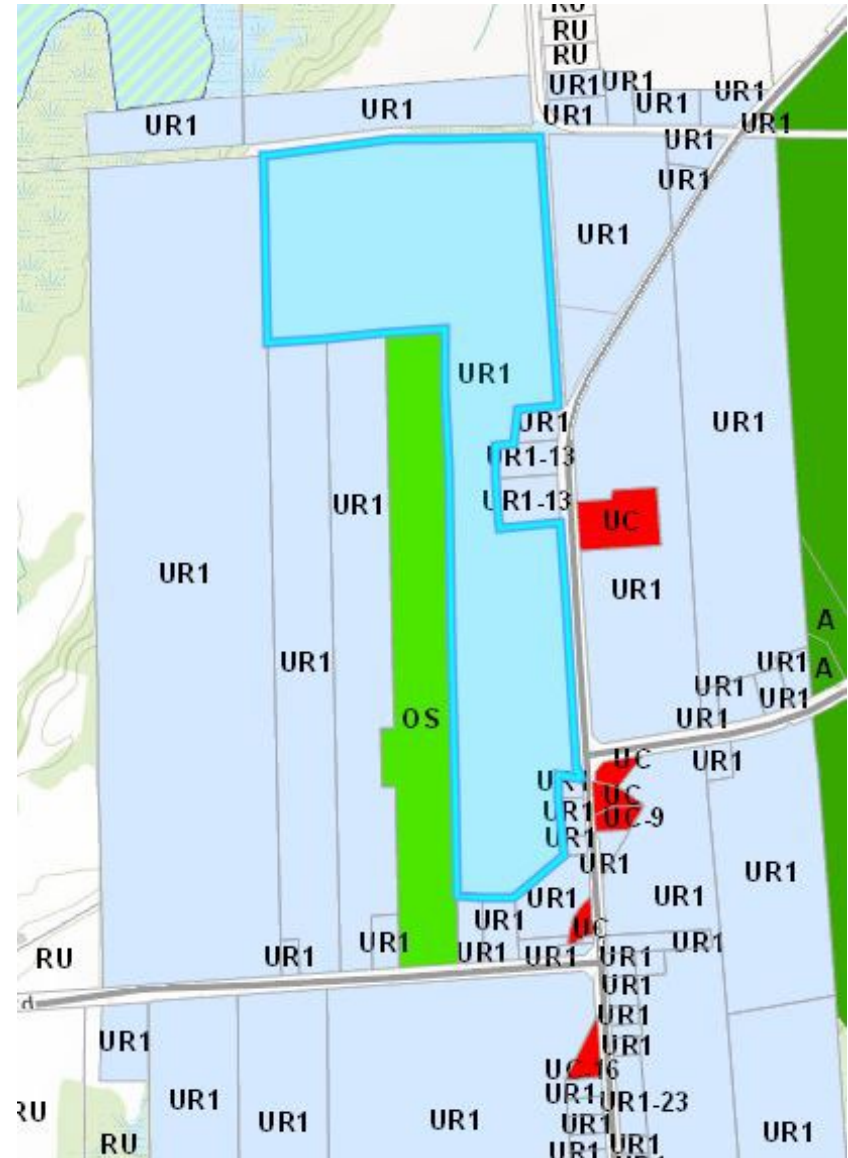
# Site Information

- 31.4 hectares (77.65 acres) in area
- 432.9 metres (1,420 feet) of frontage on Battersea Road
- Located in the Hamlet of Sunbury, Township of South Frontenac
- Designated in the Official Plan as a Settlement Area



# Zoning

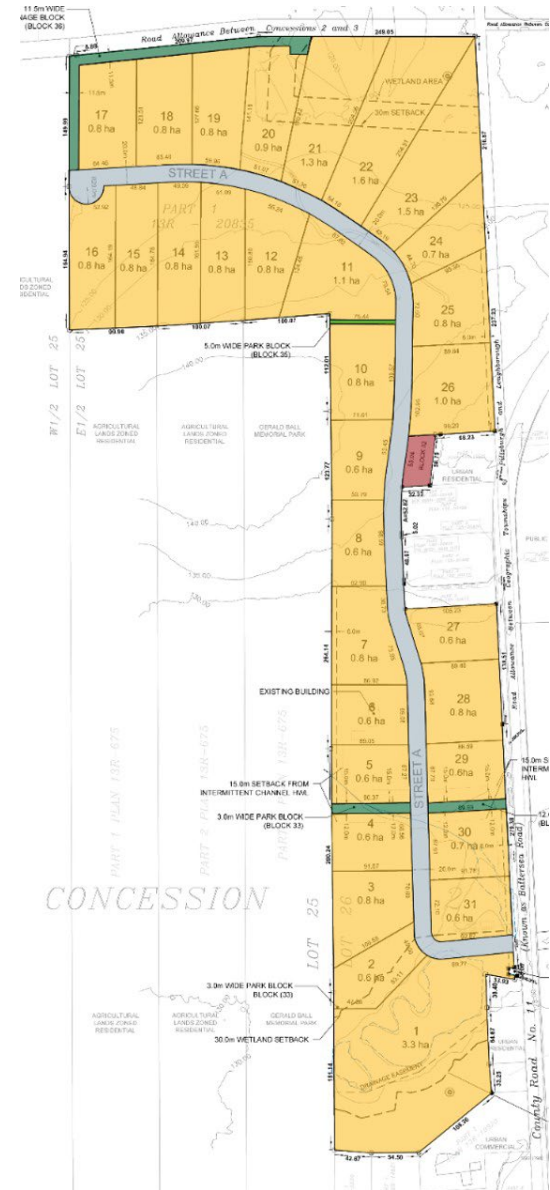
- Urban Residential – First Density Zone (UR1) in Zoning By-Law Number 2003-75
- Single detached dwellings are a permitted use
- Applicant is applying to the Township of South Frontenac for a site-specific zone to request relief from minimum lot area and minimum road frontage for some lots.



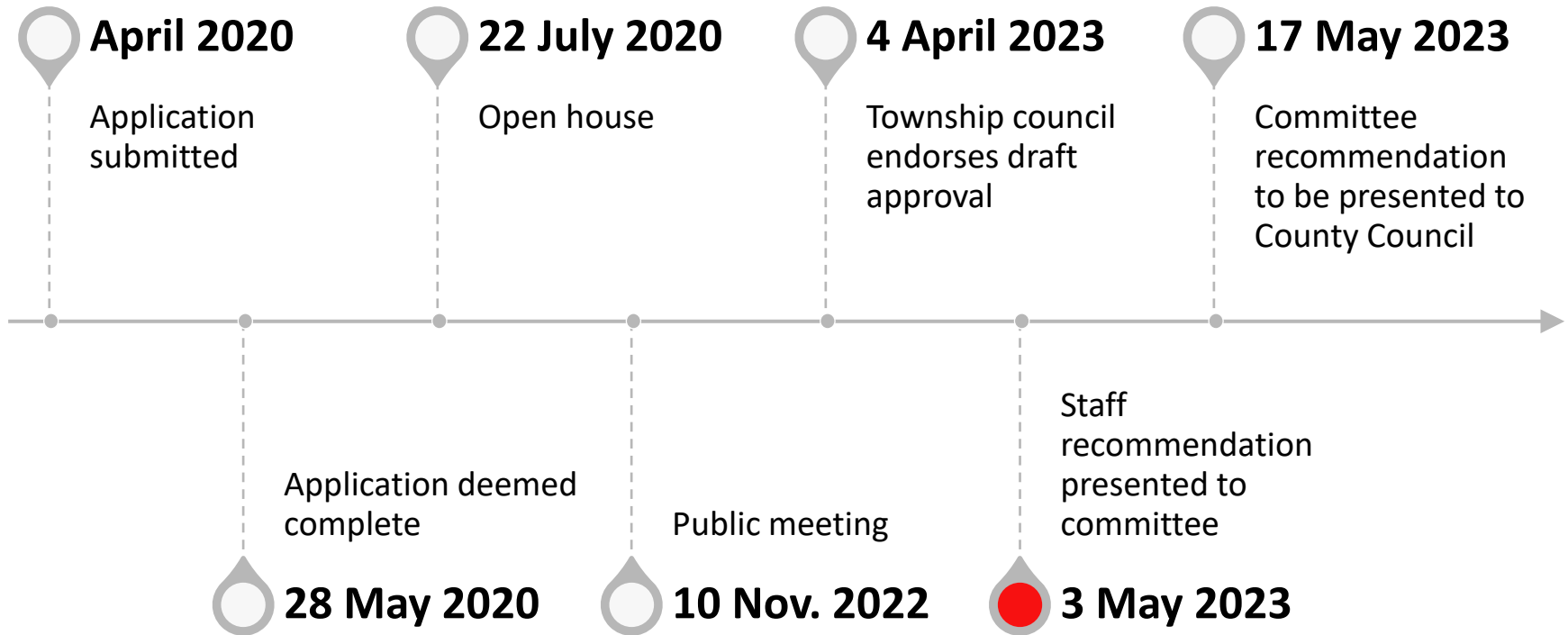
# Proposal

- Proposed draft plan of subdivision includes:
  - » 31 residential lots
  - » 5 blocks – walkway to park, drainage, and one potential lot addition
- New local road that will connect to the existing intersection of Battersea Road and Sunbury Road.

Image source: Fotenn Planning + Design



# Project Timeline



# Technical Studies Submitted

- Stormwater management report
- Terrain analysis
- Hydrogeological Assessment
- Natural Heritage Assessment & Addendums
- Traffic Impact Study
- Archaeological Assessment
- Planning Demonstration Report and Addendum

# Public Comments

- Farming and agriculture
- Proposed lots and houses
- Wells and septic systems
- Traffic and safety
- Green space, wetlands, and natural environment
- Unopened road allowance
- Stormwater management

# Draft Conditions

- Access (road and sidewalks; public walkway)
- Utilities and on-site works (easements for utilities and drainage; landscape plan; fencing)
- Cash-in-lieu of parkland dedication
- On-site sewage disposal and water systems, including further study about the ability to accommodate additional residential units
- Natural environment, including a tree preservation plan
- Lot grading and drainage plan; sediment and erosion control plan

# Conclusion & Recommendation

- Application is consistent with the Provincial Policy Statement, County Official Plan, and Township Official Plan
- Staff are satisfied that concerns raised to date have been adequately addressed for the purpose of draft plan approval.
- Staff recommend draft approval of the plan of subdivision, subject to the conditions outlined in the report.

Thank you

Questions?