

Minutes – May 28, 2018

Tamara Butera - Application for rezoning to in order to eliminate split-zonings, 1306 Nesbitt Drive, Sudbury

The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application:

Report dated May 3, 2018 from the General Manager of Growth and Infrastructure regarding Tamara Butera - Application for rezoning to in order to eliminate split-zonings, 1306 Nesbitt Drive, Sudbury.

Michael Allen, agent for the applicant, was present.

Eric Taylor, Manager of Development Approvals, outlined the report.

Mr. Allen stated that the subject land was developed as they needed an area for the parking structure. They felt it was best to sever and add it to the boundary adjustment. The residential land is the same owner as the apartment buildings. The survey will be registered as a condition of the consent application. There is currently a Site Plan Agreement on the property and the city is holding a \$25,000 security deposit regarding the site developments already occurring. The amendment will be added to the existing site. He asked about the three (3) metre landscaping buffer, as they were under the impression it would not be required, however, they do not have any objections in completing what is required.

Eric Taylor, Manager of Development Approvals, stated that the zoning by-law for landscaping provisions provides two (2) alternatives. One is to install a three (3) metre wide landscape buffer strip which requires continuous plantings in a vegetative form, typically a hedge or as an alternative, they can install a 1 .8 m landscape strip along with a 1.5 metre opaque fence.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.

The following resolution was presented :

PL2018-92 Lapierre/Sizer: THAT the City of Greater Sudbury approves the application by Tamara Butera to amend Zoning By-law 2010-100Z from “R1-5”, Low Density Residential to “R3 1”, Medium Density Residential on those lands described as Part of PIN 73596-0678, part of Lot 75, Plan M-264 Lot 7, Concession 1, McKim Township, as outlined in the report entitled “Tamara Butera” from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting of May 28, 2018, subject to the following conditions:

1. That prior to the enactment of the amending by-law the applicant shall:

A) provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;

b) enter into a site plan agreement to be registered on title for the subject lands detailing the landscaping, fencing, grading and other site plan matters to the satisfaction of the Director of Planning Services and the Director of Building Services/Chief Building Official.

2. Conditional approval shall lapse on June 12, 2020 unless condition 1 above has been met or an extension has been granted by Council.

YEAS: Councillors McIntosh, Lapierre, Jakubo, Sizer, Landry-Altmann
CARRIED

As no public comment, written or oral, was received, there was no effect on the Planning Committee’s decision.