

Ontario Land Tribunal Decision - Case OLT-23-000586 – 500 Tedman Avenue, Sudbury

Presented To:	Planning Committee
Meeting Date:	March 18, 2024
Type:	Correspondence for Information Only
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Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-6/22-20 & OLT File OLT-23-000586

Report Summary

This report provides an update to the appeal received for zoning by-law amendment application 751-6/22-20 for lands known municipally as 500 Tedman Avenue, Sudbury.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The application to amend the Zoning By-law is an operational matter under the *Planning Act* to which the City is responding.

Financial Implications

There are no financial implications associated with this report.

Background

STAFF REPORT

On March 20, 2023, Planning Committee considered a zoning by-law amendment application (751-6/22-20) on lands known municipally as 500 Tedman Avenue in Sudbury. The application requested a change in zoning from “R2-2”, Low Density Residential Two to “R2-2(S)”, Low Density Residential Two Special to permit the conversion of the existing duplex residential building to a multiple dwelling containing four residential dwelling units. Site specific relief to provide two parking spaces within the required front yard whereas six parking spaces are required is also being requested. Planning Committee accepted staff recommendation and denied the application.

The owner appealed the decision to the Ontario Land Tribunal (OLT) on June 14, 2023 and a hearing of the case (OLT File OLT-23-000586) was held January 18 & 19, 2024. The City of Greater Sudbury defended the decision made by Planning Committee at the hearing. The OLT issued their decision on January 29, 2024 dismissing the appeal and refusing the requested amendments to By-law 2010-100 of the City of Greater

Sudbury.

A copy of the decision from the OLT is attached to this report.