

120 Radisson Avenue, Chelmsford Extension

Presented To:	Planning Committee
Meeting Date:	August 12, 2024
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-5/16-01

Report Summary

This report provides a recommendation regarding an application for an extension to the conditional zoning approval for the subject lands (File #751-5/16-01) in the community of Chelmsford for a period of one year until June 14, 2025.

Resolution

THAT the City of Greater Sudbury approves the application by Ronald Belanger to extend the conditional approval of rezoning application File # 751-5/16-01 on lands described as PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5, & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside, for a period of one (1) year to June 14, 2025, as outlined in the report entitled “120 Radisson Avenue, Chelmsford Extension”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 12, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application does not conflict with the 2019-2027 City of Greater Sudbury Strategic Plan or Community Energy and Emissions Plan (CEEP).

Financial Implications

There are no financial implications associated with this report.

Report Overview:

Ronald Belanger has requested that their conditional zoning approval in the community of Chelmsford be extended for a period of one year until June 14, 2025 (File #751-5/16-01). The Planning Services Division is recommending approval of the application.

STAFF REPORT

Applicant:

Ronald Belanger

Location:

PINs 73347-0509, 73347-0774, 73347-0776, 73347-0911, 73347-1631, Lots 6 to 9, Plan M-956, Parts 1, 2, 5, & 6, Plan 53R-19705, Lot 11, Concession 3, Township of Rayside, 120 Radisson Avenue, Chelmsford

Application:

Request to extend conditional zoning approval of 751-5/16-01, 120 Radisson Avenue, Chelmsford for a period of one (1) year to June 14, 2025.

Proposal:

The applicant is requesting a one-year extension to complete the outstanding works in conformity with Schedule "A" of the July 28, 2004 site plan control agreement and enter into an amended Site Plan Control Agreement for the expanded site.

Once the conditions of approval have been addressed, these lands will be rezoned to "M2(S)", Light Industrial Special.

Background:

An application for rezoning was submitted in February 2016 in order to permit a contractor's yard. The application was conditionally approved by Planning Committee on May 30, 2016 (Recommendation #2016-98) and ratified by Council on June 14, 2016. This is the fourth request for extension of conditional approval.

Conditional approval was granted to change the zoning classification from M1", Mixed Light Industrial/Business Commercial to "M2(S)", Light Industrial Special in order to permit a contractor's yard. Revisions to the conditions were approved in [2022](#), specifically relief to by-law standards for corner side yard setback, building separation, and extent of opaque fencing required to screen outdoor storage.

The majority of the lands subject to this application for rezoning are subject to an existing site plan control agreement entered into on August 10, 2004. The proposal also includes additional lands beyond those governed by the current site plan.

The applicant has requested additional time to address the conditions of approval. Development Engineering advises that a submission to amend the Site Plan Control Agreement was received November 24, 2023. Comments were provided to the owner on December 18, 2023, with the requirements for revisions to their submission. To date, a revised submission has not been received. The applicant advises that work is presently underway to address the City's comments including preparation of a geotechnical report and sight-line analysis.

Planning staff circulated the application to Development Engineering, Infrastructure Capital Planning Services and Building Services, who have advised that they have no concerns with respect to the application.

Building Services has provided the following comments for the applicant's information:

- Demolition permits are required for the removal of any existing structures.
- Building Permits to the satisfaction of the Chief Building Official are required for several of the existing buildings constructed without benefit of Permit, and for the proposed new structures.
- Building Permits B04-0465, B05-0671 and B21-0555 have not been completed. These will need to be rectified.
- With respect to additional considerations related to this development, Building Services reserves further comment until comprehensive review of Building Permits and Site Plan Agreement.

Planning staff recommends that it would be appropriate to grant a one-year extension.

Summary:

The application for a one-year extension is the fourth request since initial approval was granted in June 2016. Planning Services Division recommends that the request for a one-year extension to June 14, 2025 be granted. In accordance with Sections 34(17) of the Planning Act no further notice of change to this application is required.